

**AUCTION**



**Brenda Road, Hartlepool, TS25 1QF**  
**3 Bed - House - Detached**  
**Starting Bid £140,000**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH & FRIENDS**  
ESTATE AGENTS



# Brenda Road, TS25 1QF

\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £140,000 PLUS RESERVATION FEE \*\*

\*\* NO CHAIN INVOLVED \*\* AVAILABLE IMMEDIATELY \*\*

Rarely available and individually built this large THREE bedroom detached property comes with viewing recommended. Ideally positioned for local amenities and commuter routes this property will certainly appeal to a variety of potential buyers, benefitting from uPVC double glazing throughout, gas central heating, solar panels and security alarm system. The generously proportioned layout comprises of: entrance hallway with return staircase to the first floor landing, downstairs toilet, 27ft. open plan lounge/dining area which in turn gives access to the large conservatory, finishing the ground floor is a modern well fitted kitchen that comes with a range of integrated appliances included. To the first floor are THREE double bedrooms (bedrooms one and two with built-in wardrobes) and a large shower/wet room with a modern white and chrome suite. Externally the enclosed rear garden is laid with artificial turf and has well stocked borders with gated access to the side. The front garden is laid to lawn, again with well stocked borders, with a driveway leading to the integral garage.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, access to garage, radiator, return spindle staircase to first floor landing.

### DOWNSTAIRS TOILET

White and chrome suite with wash hand basin, vanity storage, low level WC, uPVC double glazed window, radiator.

### OPEN PLAN LOUNGE/DINING AREA

**27'3 x 12'2 (8.31m x 3.71m)**

uPVC double glazed window to front, two radiators, sliding patio doors into the conservatory.

### CONSERVATORY

**10'4 x 9'3 (3.15m x 2.82m)**

uPVC double glazed French doors opening onto the rear garden, wall mounted electric heater.

### KITCHEN

**10'8 x 10'5 (3.25m x 3.18m)**

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, other built in appliances include oven, microwave, fridge/freezer, dishwasher and washing machine; uPVC double glazed window to rear, radiator.

## FIRST FLOOR

### LANDING

From return staircase, loft access.

### BEDROOM 1 (front)

**14'4 x 12'1 (4.37m x 3.68m)**

uPVC double glazed window, radiator, built-in wardrobes.

### BEDROOM 2 (rear)

**12' x 10'9 (3.66m x 3.28m)**

uPVC double glazed window, radiator, built-in wardrobes.

### BEDROOM 3 (front)

**10'9 x 10'6 (3.28m x 3.20m)**

uPVC double glazed window, radiator.

### SHOWER/WET ROOM

White and chrome suite with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

### EXTERNALLY

The enclosed rear garden is laid with artificial turf and has well stocked borders with gated access to the side. The front garden is laid to lawn, again with well stocked borders, with a driveway leading to the integral garage.

### GARAGE

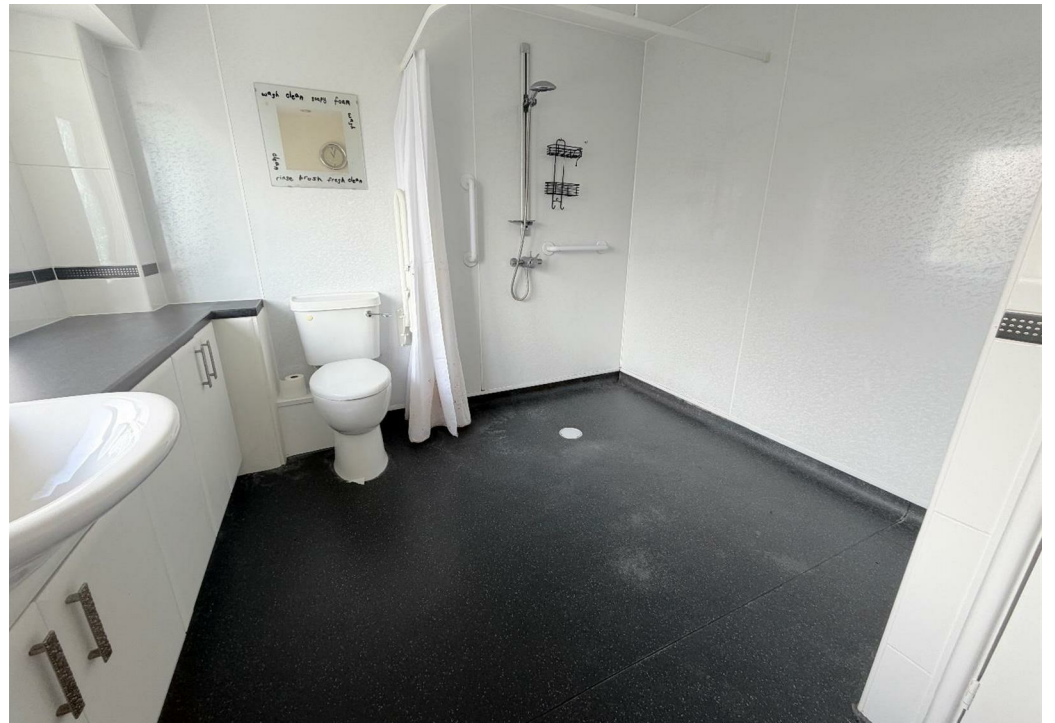
**17'4 x 8'7 (5.28m x 2.62m)**

Integral, with power, lighting and electric roller shutter door.

### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





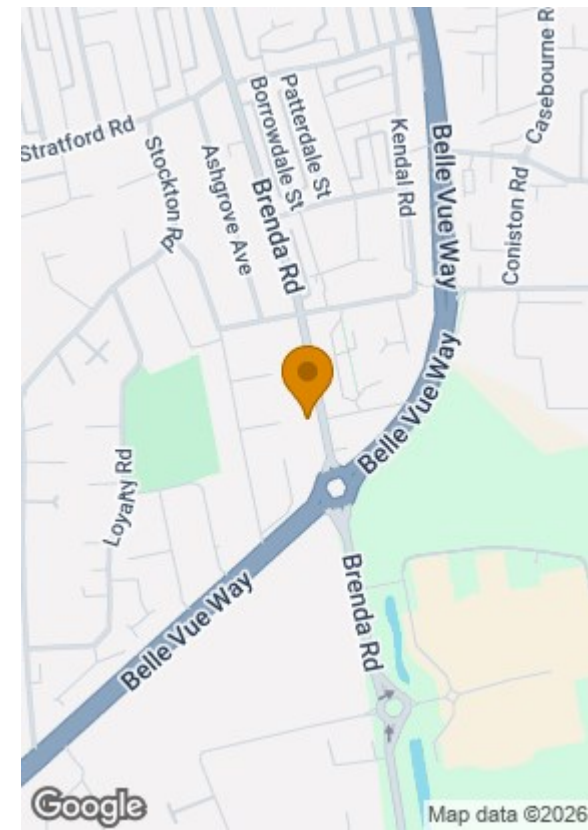


# Brenda Rd

Approximate Gross Internal Area  
1456 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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