



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £59,999 PLUS RESERVATION FEE ** *** NO CHAIN INVOLVED ***** A spacious THREE BEDROOM mid terrace property located in a popular part of the Headland. The home offers accommodation ideal for a variety of buyers and would make an ideal purchase for a first time buyer, family or possible investment opportunity. An internal viewing comes recommended, with the property benefitting from gas central heating, uPVC double glazing and new roof. The full layout comprises: entrance porch, good size lounge, separate dining room, rear hall with stairs to the first floor and access to the kitchen, three good size bedrooms and a spacious family bathroom which incorporates a four piece suite and chrome fittings. Externally is a pleasant front garden and enclosed courtyard style garden to the rear with storage. Hazelwood Rise is situated between Northgate and Durham Street, with easy access to the amenities and within a short stroll of the seafront. **VIEWING RECOMMENDED.**

Hazelwood Rise, Hartlepool, TS24 0LN

3 Bedroom - House - Mid Terrace

Starting Bid £59,999

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Hazelwood Rise, Hartlepool, TS24 0LN



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

GROUND FLOOR

ENTRANCE PORCH

2'10 x 8'1 (0.86m x 2.46m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, panelling to ceiling, single radiator, glazed internal door through to the dining room.

DINING ROOM

9'3 x 10'2 (2.82m x 3.10m)

Matching laminate flooring, uPVC double glazed window to the front aspect, radiator with cover included, double doors through to the lounge.

LOUNGE

11'7 x 14'6 (3.53m x 4.42m)

A good size lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, fitted carpet, single radiator, glazed internal door to the rear hall.

REAR HALL

5'9 x 16'2 (1.75m x 4.93m)

Attractive 'oak' style flooring, uPVC double glazed French doors to the rear courtyard, spindled staircase to the first floor with under stairs storage cupboard, convector radiator.

KITCHEN

8'5 x 8'4 (2.57m x 2.54m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, recess for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling.

FIRST FLOOR

LANDING

Fitted carpet, built-in storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

10'6 x 12'6 (3.20m x 3.81m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

9'5 x 12'4 (2.87m x 3.76m)

uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard, single radiator.



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BEDROOM THREE

7'3 x 9'8 (2.21m x 2.95m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, single radiator.

FAMILY BATHROOM/WC

9'3 x 5'6 (2.82m x 1.68m)

Fitted with a for piece suite and chrome fittings comprising: panelled bath with dual taps, corner shower cubicle with electric shower and space saving folding door, inset wash hand basin with chrome dual taps and vanity cabinet below, close coupled WC, panelling to walls and ceiling, inset spotlighting, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features an attractive front garden enclosed by a brick boundary wall with wrought iron railings and matching gate. The enclosed rear courtyard style garden benefits from a useful outhouse, storage shed, block paving, lawn and gated access.

NB 1

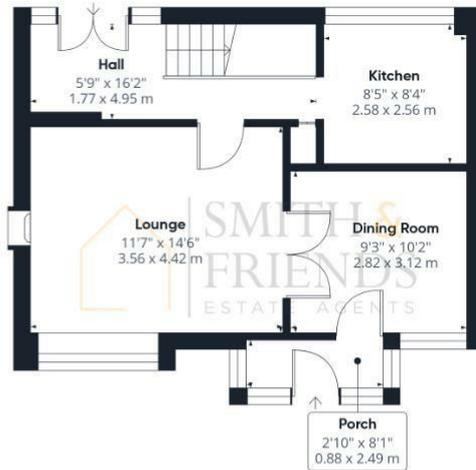
Property is of a non-traditional style build.

NB 2

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.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
883 ft²
81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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. We 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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