



Friendship Lane, Hartlepool, TS24 0TS

welcome to

Friendship Lane, Hartlepool

This modern, 3 bedroom, semi-detached home is ideal for first time buyers seeking a low maintenance lifestyle. Located in the heart of the historic Headland area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via UPVC double glazed door, staircase to first floor, understairs storage cupboard.

Kitchen

8' 9" x 11' 4" (2.67m x 3.45m)

Fitted with a range of white wall and base units with contrasting working surfaces incorporating stainless

steel sink/drain unit with mixer tap, built in oven with 4 ring gas hob and extractor hood over, recess and plumbing for washing machine, gas central heating boiler.

Living Room

14' 6" (max) x 15' 2" (max) (4.42m (max) x 4.62m (max))
UPVC double glazed box bow window to rear, coved cornicing, fireplace housing electric log burning stove, 2 radiators.

First Floor Landing

Overstairs storage cupboard, loft void access.

Bedroom 1

15' 2" x 8' 5" (4.62m x 2.57m)

UPVC double glazed window to front, radiator.

Bedroom 2

7' x 10' 9" (2.13m x 3.28m)

UPVC double glazed window to front, coved cornicing, radiator.

Bedroom 3

6' 6" x 9' 2" (1.98m x 2.79m)

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with a 3 piece white suite comprising of:-
panelled bath with mixer tap and spray attachment, pedestal wash hand basin with mixer tap, low level low flush WC, heated towel rail, opaque UPVC double glazed window to front.



Externally
Front

Palisade area, on street parking bays.

Rear Courtyard Style Garden

Built in seating area.



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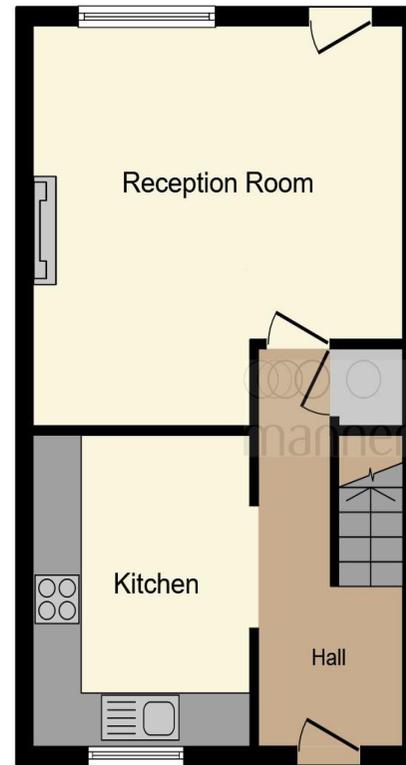
Friendship Lane, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN NEUTRAL DECOR
- NO ONWARD CHAIN

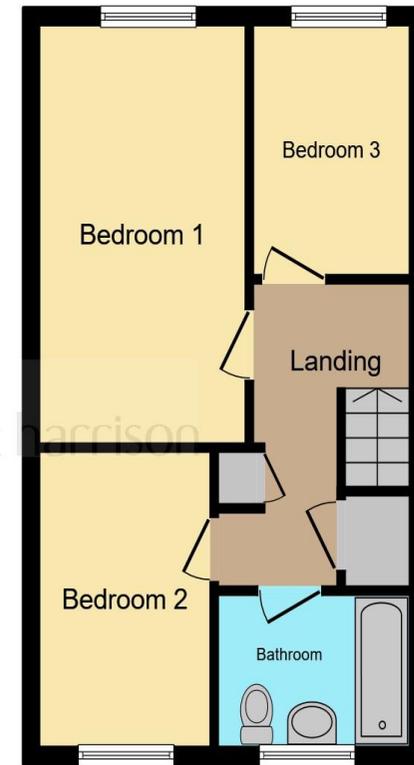
Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£75,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR120261 - 0003

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