







** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £35,000 PLUS RESERVATION FEE ** A conveniently located two bedroom mid terraced property which is sold with a tenant in situ. The home features gas central heating and uPVC double glazing. The layout comprises; entrance vestibule, through to the entrance hall with stairs to the first floor and access to a good size front lounge, the extended kitchen/breakfast room includes a range of units to base and wall level with space for free standing appliances. The ground floor bathroom is fitted with a three piece white suite and chrome fittings. To the first floor are two bedrooms, including a generous master and separate single. Externally is small enclosed yard to the rear with gated access. Straker Street is conveniently located within walking distance of schools and amenities whilst being within a short stroll of Hartlepool Town Centre.

Straker Street, Hartlepool, TS26 8BP
2 Bed - House - Mid Terrace
Starting Bid £35,000
EPC Rating:
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Straker Street, Hartlepool, TS26 8BP







AUCTION INFO
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 VESTIBULE
Accessed via uPVC double glazed entrance door, fan light above, high coved ceiling, internal door through to the hall.

ENTRANCE HALL
Stairs to the first floor, part coved ceiling, convector radiator, access to the lounge and kitchen.

FRONT LOUNGE
12'6 x 11'11 (3.81m x 3.63m)
uPVC double glazed window to the front aspect, stone fire surround, coved ceiling, convector radiator.

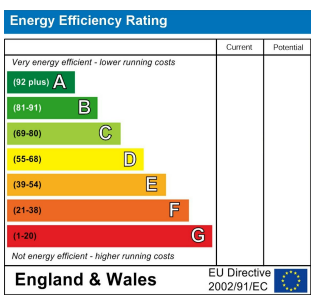
EXTENDED KITCHEN/BREAKFAST ROOM
19'11 x 8'9 (6.07m x 2.67m)
Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink, tiled splashback, space for free standing appliances including space for booker, washing machine and free standing fridge/freezer, uPVC double glazed window to the side, composite door to the yard, single radiator, access to the ground floor bathroom.

GROUND FLOOR BATHROOM
7'8 x 6'1 (2.34m x 1.85m)
Fitted with a three piece white suite and chrome fittings comprising; panelled bath with dual taps, pedestal wash hand hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window, convector radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear aspect, access to both bedrooms, hatch to loft space.





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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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