



Ash Gill North Lane, Elwick, Hartlepool, TS27 3EG

welcome to

Ash Gill North Lane, Elwick Hartlepool

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA *** 19TH MAY 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £195,000***

Entrance Hallway

Access via UPVC double glazed door, under stairs cloakroom cupboard, staircase to first floor, window to front.

Living Room

12' 3" x 28' 6" (3.73m x 8.69m)

Windows to front, rear and side, door leading to decked balcony, open fireplace, three radiators.

Kitchen/ Diner

16' 1" x 8' (4.90m x 2.44m)

Fitted with a range of wall and base units with complementary working surfaces, stainless steel sink/ drainer unit, recess for cooker, dining area, radiator.

Utility Room

14' 6" x 7' 4" (4.42m x 2.24m)

Belfast style sink , plumbing for washing machine, space for additional white goods, UPVC double glazed door to rear.

Guest Wc

UPVC double glazed window to rear, vanity wash hand basin with mixer tap, wc.

First Floor

Landing

Loft void access.

Bedroom 1

14' 7" Excluding wardrobes x 10' 1" (4.45m Excluding wardrobes x 3.07m)

Window to rear, double built in robes with overhead storage, radiator.

Bedroom 2

15' 9" Including wardrobes x 9' 1" (4.80m Including wardrobes x 2.77m)

Dual aspect windows to the rear, built in wardrobes and overhead storage, radiator.

Bedroom 3

9' 3" Max x 10' 5" Excluding recess (2.82m Max x 3.17m Excluding recess)

Dual aspect windows to front, built in wardrobes and overhead storage and shelving, radiator.

Bedroom 4

5' 4" x 9' 5" (1.63m x 2.87m)

Window to rear, radiator.

Bathroom

Comprising bath with shower over, pedestal wash hand basin, built in storage cupboard housing water tank, radiator, window to rear.

Separate Wc

Window to rear, low level low flush wc.

Externally

Rear Garden

Significant woodland garden.

Front Garden

Predominantly laid to lawn with double width driveway, parking for numerous cars.

Garage

Tandem.





Important Notice

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williambrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU****

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.



Important Notice

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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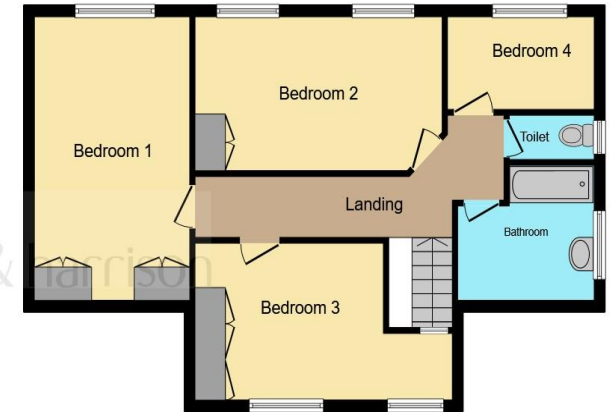
- AUCTION 19TH MAY - 9.30AM!!!!!!!
- GENEROUS & HIGHLY DESIRABLE PLOT
- UNIQUE & RARE OPPORTUNITY
- POPULAR LOCATION
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£195,000



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:
HAR119510 - 0007

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