



Windermere Road, Hartlepool TS25 5BS

welcome to

Windermere Road, Hartlepool

Nestled in the sought-after area of Foggy Furze, this charming detached two-bedroom home offers an excellent opportunity for a range of buyers. Lovingly cared for by the current owner and attractively priced, the property combines comfort and convenience in equal measure.

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 Hall

Entered via composite double glazed door, stairs to first floor, laminate flooring, radiator, door leading to lounge.

Lounge

12' 9" max x 15' 2" into bay (3.89m max x 4.62m into bay)

UPVC double glazed bay window to front, radiator, laminate flooring, TV point, decorative coved cornicing, feature coal effect gas fire with wooden surround and marble hearth, archway leading to dining room.

Dining Room

16' max x 7' 8" (4.88m max x 2.34m)

UPVC double glazed french doors to rear, laminate flooring, under stairs storage cupboard, radiator, door leading to kitchen.

Kitchen

11' 9" x 6' 4" (3.58m x 1.93m)

UPVC double glazed window to side, vinyl flooring, range of wall and base units with complimenting working surfaces, tiled splashback, inset electric oven, four ring gas hob, space for a fridge/freezer, stainless steel 1 1/2 bowl sink/drainer with mixer tap, plumbing and recess for under counter washing machine, door leading to rear lobby.

Rear Lobby

Tiled with vinyl flooring, UPVC double glazed door to side, door leading to downstairs WC.

Downstairs Wc

Low level low flush WC, wash hand basin on top with mixer tap, radiator, tiled flooring, tiled walls, extractor fan.

Landing

UPVC double glazed window to side, loft hatch access, doors leading to all principle rooms.

Bedroom 1

13' max x 10' 5" exc bay (3.96m max x 3.17m exc bay)
UPVC double glazed bay window to front, radiator, five door built in wardrobes with over bed storage



and built in bedside tables, built in storage cupboard with UPVC double glazed window to front.



Bedroom 2

8' 6" x 9' 9" (2.59m x 2.97m)

UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed window to rear, ultra modern with boarded walls, low level low flush WC, wash hand basin on vanity unit with mixer tap, P shaped bath with shower over, chrome heated towel rail, laminate flooring, spotlights, cladded ceiling, extractor fan.

Externally

Front Of Property

Wall enclosed with wrought iron fencing, wrought iron gate giving access to front door.

Rear Garden

Low maintenance, fence enclosed, artificial lawned area, patio area, wooden gate leading to side into alleyway, outdoor sockets, outdoor lighting.



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welcome to

Windermere Road, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM DETACHED HOME
- SUITABLE FOR A RANGE OF BUYERS

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£80,000



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:
HAR120870 - 0004

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