



Mildenhall Close, Fens, Hartlepool, TS25 2RN
3 Bed - House - Semi-Detached
Starting Bid £120,000

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



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**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £120,000 PLUS RESERVATION FEE ****

***** NO CHAIN INVOLVED *** VACANT POSSESSION ***** A deceptively spacious THREE BEDROOM semi-detached property on Mildenhall Close in a popular part of the Fens Estate. The home offers extended accommodation that features a generous lounge opening onto the rear garden. An ideal purchase for a first time buyer or family, with modern kitchen and bathroom, whilst further featuring gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to the kitchen/diner which incorporates stairs to the first floor and access to an extended lounge. To the first floor are three bedrooms and a family bathroom which features a three piece white suite and chrome fittings. Externally, the enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with a paved patio area. The open plan front garden is laid to lawn with a generous driveway leading to the single garage. The property is in need of some maintenance and upgrading, yet offers great potential to a prospect buyer.

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

uPVC double glazed glass panelled door, glass panelled door into the dining room.

DINING ROOM

Spindle staircase to first floor landing, radiator, opening into the kitchen.

KITCHEN

14'1 x 5'2 plus 14'1 x 9'5 (4.29m x 1.57m plus 4.29m x 2.87m)

Fitted with a range of wall, base and drawer units, with inset sink and drainer, gas cooker point, plumbing for washing machine, space for fridge and freezer.

LOUNGE

17'7 x 14'10 (5.36m x 4.52m)

uPVC double glazed French doors with side panels opening onto the rear patio, uPVC double glazed window, radiator, living flame pebble effect fire with modern surround.

FIRST FLOOR

LANDING

BEDROOM 1 (front)

10'9 x 9'7 (3.28m x 2.92m)

uPVC double glazed window, built-in storage, radiator.

BEDROOM 2 (rear)

11' x 8'4 (3.35m x 2.54m)

uPVC double glazed window, radiator.

BEDROOM 3 (rear)

7'9 x 6'3 (2.36m x 1.91m)

uPVC double glazed window, radiator.

FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy and is mainly laid to lawn with a paved patio area. The open plan front garden is laid to lawn, with a generous driveway leading to the SINGLE GARAGE.

NB

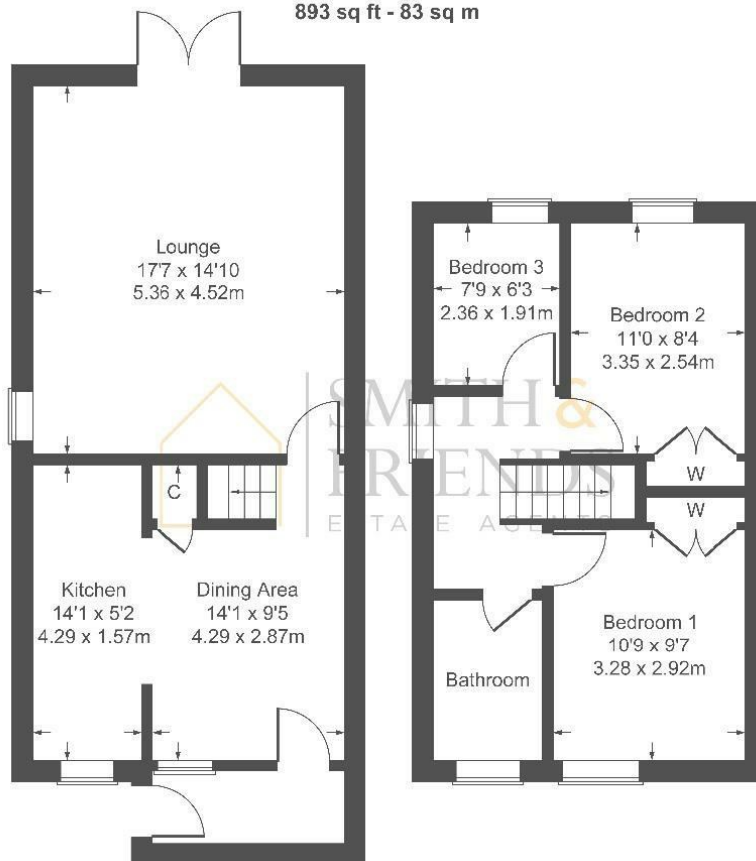
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Mildenhall Close

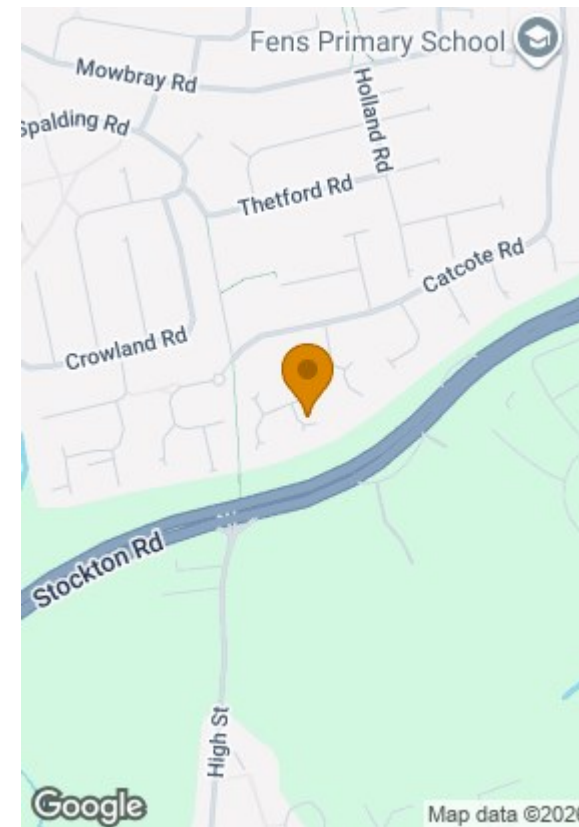
Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(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. Smith & Friends Estate Agents 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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