



**\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £110,000 PLUS RESERVATION FEE \*\***

**\*\*\*REDUCED\*\*\*NO CHAIN INVOLVED\*\*\***A spacious three bedroom semi detached property offering EXTENDED

ACCOMMODATION ideal for a variety buyers with TWO RECEPTION ROOMS. The home occupies a pleasant position, with the benefit of a private driveway and generous rear garden, whilst further features includes gas central heating and uPVC double glazing. The accommodation has been enhanced by a porch extension to the front, with a further extension to the rear sitting room which measures over 20ft in length. The internal layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to both reception rooms. The bay fronted reception room is currently used as a dining room with double doors opening to the extended sitting room. The kitchen

is fitted with units to base and wall level and offers space for free standing appliances. To the first floor are three bedrooms and the family bathroom which is fitted with a four piece suite. Externally is a low maintenance front garden with double wrought iron gates opening to a paved driveway which provides useful off street parking. A further set of double gates open to a paved area which continues alongside the property to the garage. The generous rear garden is spread over three tiers with lawn and patio areas.

**Birchill Gardens, Hartlepool, TS26 0JT**

**3 Bedroom - House - Semi-Detached**

**Starting Bid £110,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**

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.

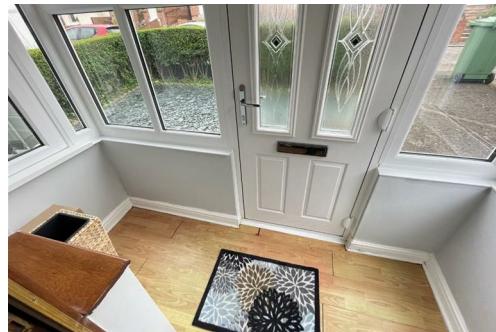
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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

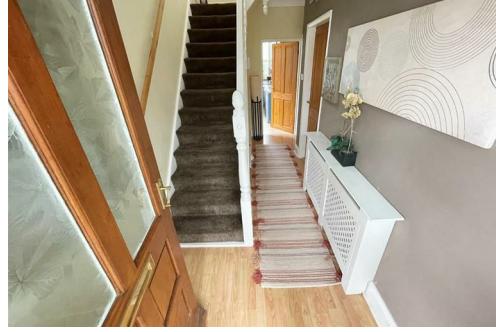
### ENTRANCE PORCH

uPVC double glazed entrance porch with double glazed composite entrance door, fitted with laminate flooring, door to the entrance hall with glazed inserts and matching side screens.



### ENTRANCE HALL

Spindled staircase to the first floor with newel post and under stairs storage cupboard, double radiator with cover included, access to both reception rooms and kitchen.



### FRONT RECEPTION ROOM

#### 13'2 x 11'11 (4.01m x 3.63m)

Currently used as a dining room with uPVC double glazed bay window to the front aspect, inset 'coal' effect gas fire with 'marble' style back and base, modern laminate flooring, curved alcoves, single radiator, double doors giving access to:



### EXTENDED REAR RECEPTION ROOM

#### 20'2 x 11'4 (6.15m x 3.45m)

Fitted with matching laminate flooring, attractive feature fire surround with inset 'coal' effect gas fire, uPVC double glazed French doors to the rear garden with matching side screens, television point, single radiator.



### KITCHEN

#### 12' x 6'5 (3.66m x 1.96m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for cooker with extractor hood over, tiling to splashback, recess with plumbing for washing machine, space for free standing fridge and separate freezer, tiling to flooring, two uPVC double glazed windows, uPVC double glazed side door, breakfast bar with radiator below, coving to ceiling, useful storage cupboard.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, access to:

### BEDROOM 1

#### 13'10 into bay x 10'7 (4.22m into bay x 3.23m)

A good size master bedroom with uPVC double glazed bay window to the front aspect, modern laminate flooring, coving to ceiling, single radiator.



### BEDROOM 2

#### 11'9 x 11'6 (3.58m x 3.51m)

A generous second bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

#### BEDROOM 3

7'4 x 6'9 (2.24m x 2.06m)

Fitted with modern laminate flooring, uPVC double glazed window to the front aspect, part panelled walls, coving to ceiling, double radiator.

#### BATHROOM/WC

8'3 x 6'4 (2.51m x 1.93m)

Fitted with a four piece suite comprising: panelled bath with chrome mixer tap and shower attachment, corner shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, part panelled and part tiled splashback, two uPVC double glazed windows, single radiator, hatch to loft space.

#### OUTSIDE

The property features a low maintenance, pebbled front with privacy hedge. Double wrought iron gates open to a paved driveway providing useful off street parking. A further set of double timber gates open to an additional paved area in front of the garage. The generous rear garden is spread over three tiers with lawn, decked and paved patio areas, ideal for entertaining.

#### DETACHED GARAGE

A detached garage with access doors to the front and personal door from the side.

#### 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.



## Birchill Gardens

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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