



Dunston Road, Hartlepool, TS26 0EN

welcome to

Dunston Road, Hartlepool

A rare opportunity to acquire this three-bedroom semi-detached home, perfect for buyers seeking a property with great potential and the chance to put their own stamp on it.

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 Porch

UPVC double glazed door to front.

Entrance Hall

Inner door, under stairs storage cupboard, staircase to first floor.

Downstairs Wc

Low level low flush WC, window to front.

Lounge

21' 5" x 11' 9" (6.53m x 3.58m)
Window to front, patio door to rear, coved cornicing.

Kitchen/Diner

10' 9" x 14' 8" (3.28m x 4.47m)
Window to rear, window to side, door to side, wall and base units with complimentary working surfaces and splashbacks tiling, stainless steel sink and drainer unit with mixer tap, built in oven/hob with hood over, recess and plumbing for washing machine.

Landing

Window to side, loft access, door to balcony.

Bedroom 1

11' 7" x 13' 1" (3.53m x 3.99m)
Window to rear, coved cornicing.

Bedroom 2

11' 9" x 8' 4" (including robes) (3.58m x 2.54m (including robes))
Window to front, fitted wardrobes, coved cornicing.

Bedroom 3

10' 9" x 8' 2" (3.28m x 2.49m)
Window to rear, coved cornicing.

Bathroom

Bath with mixer tap, window to side, low level low flush WC, pedestal wash hand basin, storage cupboard.



Front Garden
Driveway and garage.

Rear Garden



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- PERFECT FOR A RANGE OF BUYERS

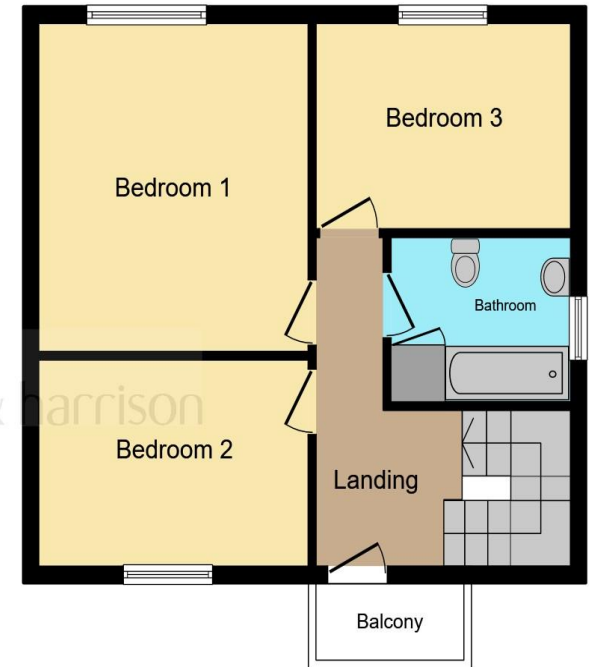
Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£140,000



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:
HAR119822 - 0004

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