



**Thirlmere Street, Hartlepool TS26 9AR**

**welcome to**

## **Thirlmere Street, Hartlepool**

Perfect for investors or first-time buyers, this two-bedroom mid-terrace home is offered for sale with no onward chain. Conveniently located close to local amenities.

### **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 Lobby**

Accessed via UPVC double glazed door, inner door leading to:-

### **Lounge**

UPVC double glazed window to front, mahogany fireplace with marble effect surround and hearth with living flame electric fire, radiator.

### **Rear Lobby**

Understairs storage cupboard.

### **Kitchen**

13' 7" x 8' 4" ( 4.14m x 2.54m )  
UPVC double glazed window to rear, UPVC double glazed door leading to Rear Yard, fitted with a combination of wall and base units with complimenting working surfaces, incorporating single stainless steel sink/drainer unit with chrome mixer tap, recess for cooker, recess and plumbing for washing machine, wall mounted Baxi gas combination central heating boiler, recess spotlighting to ceiling, radiator.

### **First Floor Landing**

Loft void access.

### **Bathroom**

Fitted with a 3 piece white suite comprising of:-  
panelled bath with mains shower over, pedestal wash hand basin, low level low flush WC, radiator, UPVC double glazed opaque window to side.

### **Bedroom 1**

12' 5" (max) x 14' 3" (max) ( 3.78m (max) x 4.34m (max) )  
UPVC double glazed window to front, radiator.



## Bedroom 2

6' 7" x 6' 8" ( 2.01m x 2.03m )  
(maximum including overstairs bulk head), UPVC  
double glazed window to rear, radiator.

### Externally

#### Front

On street parking.

#### Rear Yard



**view this property online** [mannersandharrison.co.uk/Property/HAR120351](https://mannersandharrison.co.uk/Property/HAR120351)



welcome to

## Thirlmere Street, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS!!
- NEUTRAL DECOR THROUGHOUT

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

guide price

**£45,000**



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

**view this property online** [mannersandharrison.co.uk/Property/HAR120351](https://mannersandharrison.co.uk/Property/HAR120351)



Property Ref:  
HAR120351 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)