



Granville Avenue, HARTLEPOOL, TS26 8ND

welcome to

Granville Avenue, HARTLEPOOL

A traditional bay-fronted three-bedroom terraced home, rich in original features and thoughtfully enhanced to suit modern-day living.

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

Upgraded hardwood door to front, replaced inner door, under stairs storage area, radiator.

Cloakroom

Window to side, low level low flush WC, pedestal wash hand basin.

Lounge/Diner

13' 5" (max) x 25' (exc bay) (4.09m (max) x 7.62m (exc bay))

Bow window to front, window seat to bay, two radiators, coved cornicing, open fireplace.

Kitchen/Breakfast Room

Shaker style wall and base units with contrasting working surfaces and co-ordinating splashback tiling, stainless steel sink and drainer unit with mixer tap, built in oven/grill, gas hob with hood over, integrated fridge/freezer, dishwasher, coved cornicing, spotlights to ceiling.

Utility Room

9' 4" x 7' (2.84m x 2.13m)

Door to side, window to side, matching units to kitchen and working surfaces, incorporating stainless steel sink and drainer unit with mixer tap, boiler, recess and plumbing for washing machine.

Half Landing

Feature stained skylight, access to loft, access to bathroom, access to bedroom 3, coved cornicing.

Full Landing

Storage cupboard, coved cornicing.

Bedroom 1

17' 10" (max) x 13' 4" (max) (5.44m (max) x 4.06m (max))

Box bay window to front and additional window to front, radiator.

Bedroom 2

11' 4" x 12' 8" (3.45m x 3.86m)

Window to rear, radiator.





Bedroom 3

6' 3" (exc door recess) x 9' 8" (1.91m (exc door recess) x 2.95m)

Window to rear, radiator.

Bathroom

Bath with shower over, pedestal wash hand basin, chrome heated towel rail, low level low flush WC, window to side.

Front Garden

Lawn area with pathway, brick boundary wall.

Rear Yard

Storage shed.

Parking

On-street parking.



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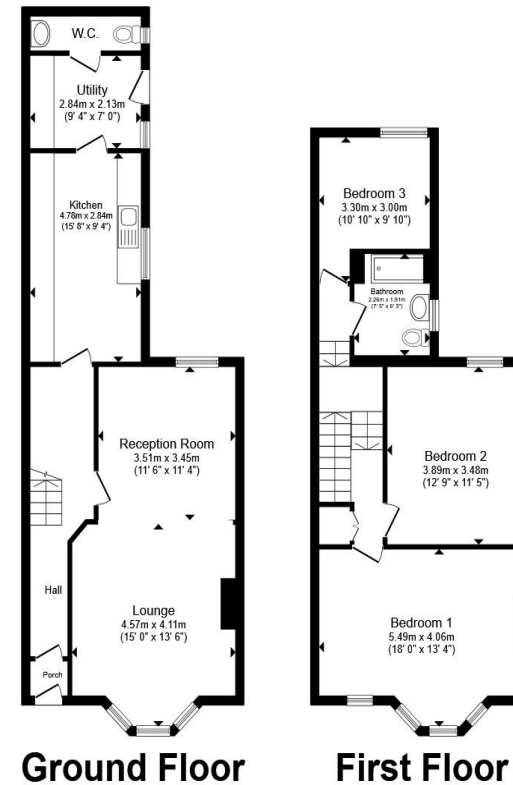
Granville Avenue, HARTLEPOOL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ORIGINAL FEATURES
- SPACIOUS LIVING AND DINING AREA

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

guide price

£125,000



Total floor area 116.9 m² (1,259 sq.ft.) approx

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.propertybox.io

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Property Ref:
HAR120194 - 0009

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