



**Fens Crescent, Hartlepool TS25 2QN**



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## **Fens Crescent, Hartlepool**

Positioned in a highly sought-after location, this three-bedroom semi-detached dormer bungalow offers deceptively spacious accommodation with plenty of scope to modernise and make it your own

### **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**

Composite door to front, stair case to first floor, under stairs storage cupboard.

### **Lounge**

12' 7" (max) x 16' 3" (max) ( 3.84m (max) x 4.95m (max) )  
Window to rear, radiator.

### **Kitchen/Diner**

12' 7" x 7' 5" ( 3.84m x 2.26m )  
Window to rear and side, door to side, wall and base units with complimentary working surfaces with co-ordinating splashbacks, sink and draining unit with mixer tap, recess and plumbing for washing machine and cooker, radiator, under stairs storage cupboard.

### **Bedroom 3**

6' 8" x 8' 9" ( 2.03m x 2.67m )  
Window to rear, radiator.

### **Bathroom**

Storage cupboard, shower cubicle, vanity wash hand basin, low level low flush WC, window to side.

### **Landing**

Loft.

### **Bedroom 1**

12' 1" (exc robes) x 10' 4" (exc robes) ( 3.68m (exc robes) x 3.15m (exc robes) )  
Window to front, built in robes, radiator.

### **Bedroom 2**

8' 3" (exc recess) x 9' 2" ( 2.51m (exc recess) x 2.79m )  
Loft access to eaves, window to side, radiator, fitted wardrobes.

### **Front Garden**

Paved.

### **Rear Garden**

Greenhouse, south facing garden, shed.

### **Garage**

Up and over door.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOUGHT AFTER LOCATION
- DORMER BUNGALOW

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

guide price

**£170,000**



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](http://www.focalagent.com)

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Property Ref:  
HAR119375 - 0007

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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](http://mannersandharrison.co.uk)