



**Moor Terrace, Hartlepool, TS24 0PS**

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## **Moor Terrace, Hartlepool**

This wonderful, traditional, family home offers charm, space and versatility, making it suitable for a wide range of buyers seeking a coastal lifestyle.

### **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 Vestibule**

Tiled flooring, coved cornicing, wood and glazed door into entrance hallway.

### **Entrance Hallway**

Stairs to first floor, radiator, wood flooring, door leading to all principle rooms.

### **Lounge**

Wooden double glazed sash windows to front, coved cornicing, engineered wood flooring with under floor heating, dual fuel log burner with slate hearth.

### **Kitchen/Living Area**

Tiled flooring, range of wall and base units with complimenting quartz working surfaces, Belfast style sink with swan neck mixer tap, space for free standing fridge/freezer, range style cooker with extractor over, built in storage cupboard with shelving, under floor heating, wooden double glazed doors leading to rear yard, two skylight windows making up part of extension, open into dining area.

### **Dining Area**

Space for dining table, spotlights to ceiling, door leading to utility room.

### **Utility Room**

Range of base units, plumbing and recess for washing machine, space for under-counter freezer, solid wood working surfaces, tiled splashback, storage cupboard housing ideal combi boiler, door leading to downstairs WC, wooden double glazed sash window to side.

### **Downstairs Wc**

Wooden double glazed sash window to side, tiled flooring, low level low flush WC, radiator, wash hand basin on vanity unit with mixer tap, built in storage cupboard, spotlights to ceiling, extractor fan.

### **Half Landing**

Gives access to family bathroom.

### **Family Bathroom**





Wooden double glazed sash window to side, radiator, low level low flush WC, wood panelled bath with mixer tap, built in storage, pedestal wash hand basin, corner shower cubicle with tiled surround and rainfall shower head and hand held attachment, spotlights, extractor fan.

### **Bedroom 2**

Wooden double glazed window to rear, radiator, wood flooring.

### **Full Landing**

Built in storage cupboard, door giving access to attic.

### **Bedroom 1**

Wooden double glazed sash bay window to front providing sea views, wood flooring, radiator.

### **Bedroom 3**

Wooden double glazed window to front, radiator, wood flooring.

### **Attic Space**

Skylight window to front, skylight to rear, feature exposed beams, spotlights, wood flooring, built in storage in eaves, double glazed wooden sash window to rear, cast iron feature fire, radiator, wood flooring.

### **Rear Garden**

South facing, wall enclosed, wooden gate leading to rear alleyway, two tiers, lawned area, concrete hard-standing area, outdoor tap.

### **Front Of Property**

Flat fronted with on-street parking.



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## Moor Terrace, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COASTAL TERRACE
- OPEN-PLAN LIVING

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 684 years from 13 Jan 1834. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**



Ground Floor

First Floor

Total floor area 125.5 m<sup>2</sup> (1,351 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](http://www.propertybox.io)



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Property Ref:  
HAR120058 - 0005

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