



**Carlton Street, Hartlepool, TS26 9ES**

**welcome to**

## **Carlton Street, Hartlepool**

An excellent investment opportunity with a proven track record of successful letting. This three-bedroom bay-fronted mid-terrace property offers great potential and would be ready to return to the rental market once some works are completed.

### **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**

Door to front, inner door leading to hallway, radiator, staircase to first floor.

### **Lounge**

Bay window to front, coved cornicing, picture rail, radiator.

### **Kitchen/ Diner**

Wall and base units with contrasting working surfaces, stainless steel sink/ drainer unit, recess and plumbing for washing machine, radiator, window to rear, understairs storage cupboard.

### **Rear Lobby**

Door to side, access to bathroom.

### **Bathroom**

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

### **Landing**

#### **Bedroom 1**

Window to front, storage to alcove, radiator.

#### **Bedroom 2**

Window to rear, storage to alcove.

#### **Bedroom 3**

Dual aspect window to side



### Front Garden

Pallisade, on street resident parking.

### Rear Yard



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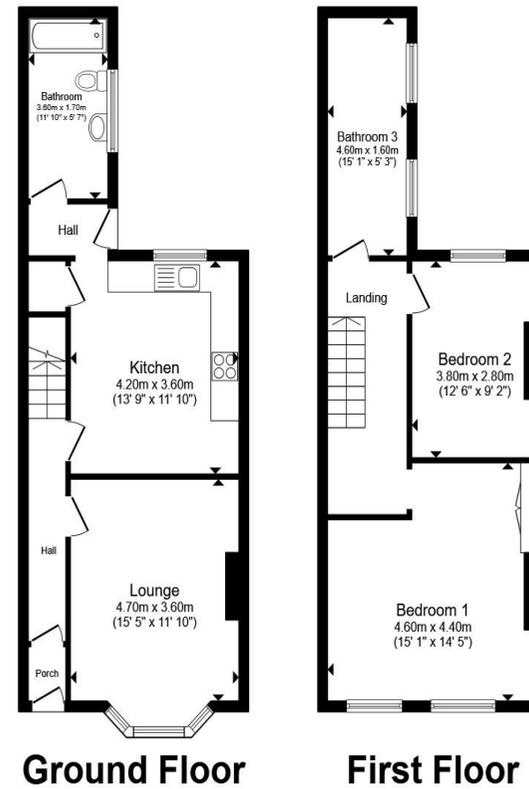
## Carlton Street, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT POTENTIAL
- 3 WELL PROPRTIONED BEDROOMS

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

guide price

**£60,000**



Total floor area 93.3 m<sup>2</sup> (1,005 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:  
HAR120333 - 0002

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