



Ann Cordey
ESTATE AGENTS

17 Hawkswood, Hurworth Place, DL2 2HL
By Auction £135,000



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Nestled in the charming village of Hurworth, this delightful three-bedroom semi-detached house in Hawkswood is available with no onward chain. Boasting a spacious lounge, conservatory, refitted kitchen and a handy ground floor cloaks/wc, To the first floor the three bedrooms are all good size and are serviced by a modern shower room.

The property is available with no onward chain and is in ready to move into order but would benefit from some cosmetic updating.

Located in a sought-after development, this house provides easy access to excellent local schools, charming pubs, and restaurants, as well as the prestigious Rockliffe Hall Hotel, Spa, and golf club. For those who travel frequently, Durham Tees Valley airport is conveniently close, and the property benefits from excellent transport links to the A1M and A66, making commuting a breeze.

Externally the property sits in gardens to the front and rear. The front being open plan and laid to lawn. The paved driveway allows for off street parking for several vehicles with a carport covering. The rear garden is of a good size and is not over looked at the rear.

Warmed by gas central heating and being fully double glazed.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

TENURE: Freehold

COUNCIL TAX: C

ENTRANCE HALLWAY

A smart composite entrance door opens into the hallway which accesses the kitchen and the lounge with the staircase leading immediately to the first floor.

KITCHEN

11'7" x 11'3" (3.54 x 3.45)

The kitchen is of a good size and over looks the front aspect. Comprising an ample range of white gloss wall, floor and drawer cabinets with black work surfaces and stainless steel sink unit. The integrated appliances include and electric oven and gas hob, there is an automatic washing machine which is included in the sale.

LOUNGE

17'8" x 14'0" (5.41 x 4.28)

A good sized reception room, with upvc doors to the conservatory.



CLOAKS/WC

A handy addition to any home fitted with a modern suite to include a low level wc and hand basin within vanity unit. There is a mirrored cabinet and the room is finished with tiling.

CONSERVATORY

10'11" x 8'5" (3.33 x 2.59)

A great addition to the home, and a pleasant space in which to enjoy views of the garden what ever the weather. UPVC framed with a tiled floor and French doors opening onto the garden.

FIRST FLOOR

LANDING

Leading to all three bedrooms and the shower room/wc. There is access to the attic area via a pull down ladder, the attic is boarded.

BEDROOM ONE

12'3" x 10'1" (3.75 x 3.08)

The principal bedroom of the home is a good sized double bedroom benefiting from fitted wardrobes and over looking the rear garden.

BEDROOM TWO

11'9" x 7'3" (3.59 x 2.21)

A further good sized room with a built in storage cupboard and overlooking the side aspect.

BEDROOM THREE

9'1" x 7'3" (2.79 x 2.22)

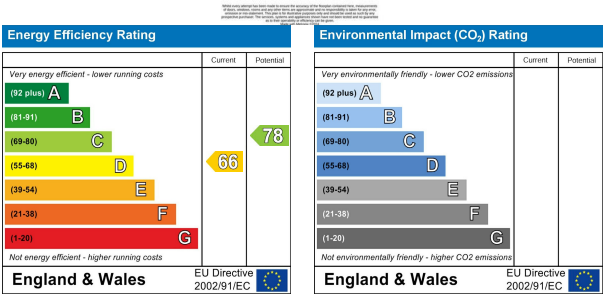
The third bedroom is well proportioned single room, with a window to the front aspect.

SHOWER ROOM/WC

Upgraded and fitted with a modern suite. The shower room has a large cubicle with mains fed shower, the hand basin sits within a white gloss vanity unit and there is a wall mounted mirrored cabinet and low level wc. the room is finished with neutral ceramic tiling and has a window to the front aspect.

EXTERNALLY

The front of the property is open plan with a gravelled area and block paved driveway allowing for off street parking for several vehicles. There is a covered carport and double timber gates which open for access to the rear garden. The rear garden is well established with an abundance of plants, flowers and shrubs along with mature trees. There is a greenhouse, shed and summerhouse. The garden attracts a great deal of the summer sunshine and is not directly overlooked to the rear.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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