

# AUCTION



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE \*\*\*  
VIEWING RECOMMENDED \*\*\* A spacious three bedroom semi-detached property on Kipling Road in the Rift House area of Hartlepool close to schools and amenities. The home has a modern interior and features uPVC double glazing and gas central heating. An internal viewing comes recommended, with a layout that briefly comprises: entrance hall with stairs to the first floor, spacious front lounge, full width kitchen/dining room which includes a built-in oven, hob and extractor. To the first floor are three good sized bedrooms which are served by the family bathroom which incorporates a three piece suite. Externally is a low maintenance front garden, with a gate to the side leading through to the generous landscaped rear garden with lawn, patio and raised border. Kipling Road is situated off Masefield Road, close to amenities on Catcote Road and within a short stroll of English Martyrs Catholic School.

**Kipling Road, Hartlepool, TS25 4JZ**

**3 Bedroom - House - Semi-Detached**

**Starting Bid £45,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, spindled staircase to the first floor with newel post and under stairs storage cupboard, fitted carpet, single radiator.

### LOUNGE

**13'10 x 11'9 (4.22m x 3.58m)**

A good size lounge with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator, archway into kitchen/diner.

### KITCHEN/DINER

**20'7 x 8'9 (6.27m x 2.67m)**

Fitted with a modern range of units to base and wall level with contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring touch hob above and three speed extractor hood over, tiling to splashback, recess for washing machine, three drawer unit to base level, Baxi Platinum gas central heating boiler, two uPVC double glazed windows to the rear aspect, uPVC double glazed door to the rear garden, 'laminate' effect vinyl flooring, space for free standing fridge/freezer, dining area with matching 'laminate' effect vinyl flooring, additional two uPVC double glazed windows to the rear aspect, single radiator, archway through to the lounge.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, single radiator, hatch to boarded loft space which is accessed via a pull-down ladder with lighting, sockets and two double glazed 'Velux' style windows to the rear aspect.

### BEDROOM ONE

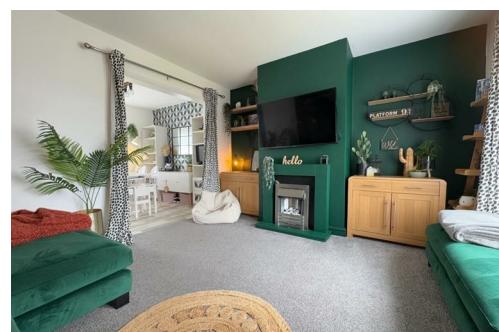
**11'9 x 10'7 (3.58m x 3.23m)**

A good size master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

### BEDROOM TWO

**12'4 x 8'11 (3.76m x 2.72m)**

Two uPVC double glazed windows overlooking the rear garden, fitted carpet, convector radiator.



**BEDROOM THREE**

9'9 x 8'9 (2.97m x 2.67m)

Built-in raised bed, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

**BATHROOM/WC**

8' x 5'8 (2.44m x 1.73m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and chrome shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, 'laminat' effect vinyl flooring, two uPVC double glazed windows, extractor fan, convector radiator.

**EXTERNALLY**

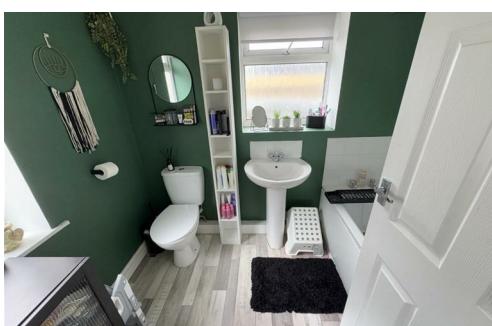
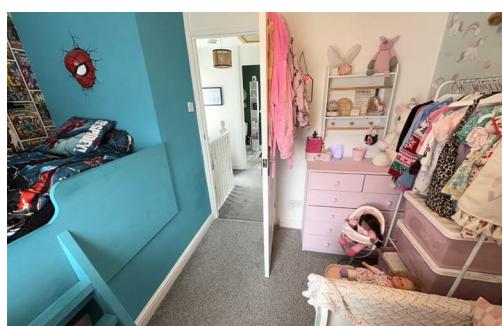
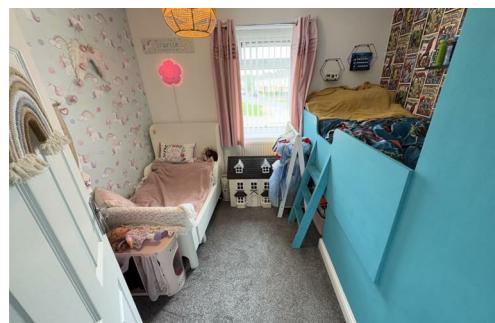
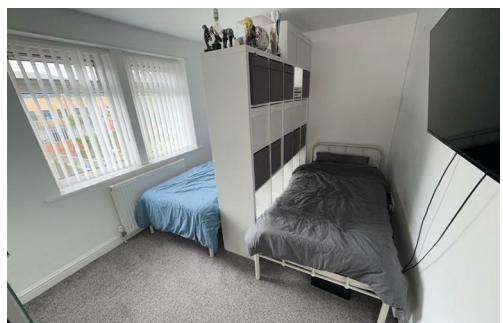
The property features a recently re-turfed front garden with brick boundary wall. A gate to the side of the property leads through to the generous enclosed rear garden which is predominantly lawned with fenced boundaries and useful outhouse. The property is set back from the main road with parking in front.

**NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**NB1**

This property is of non-standard construction, will have to be a cash purchase.



## Kipling Road

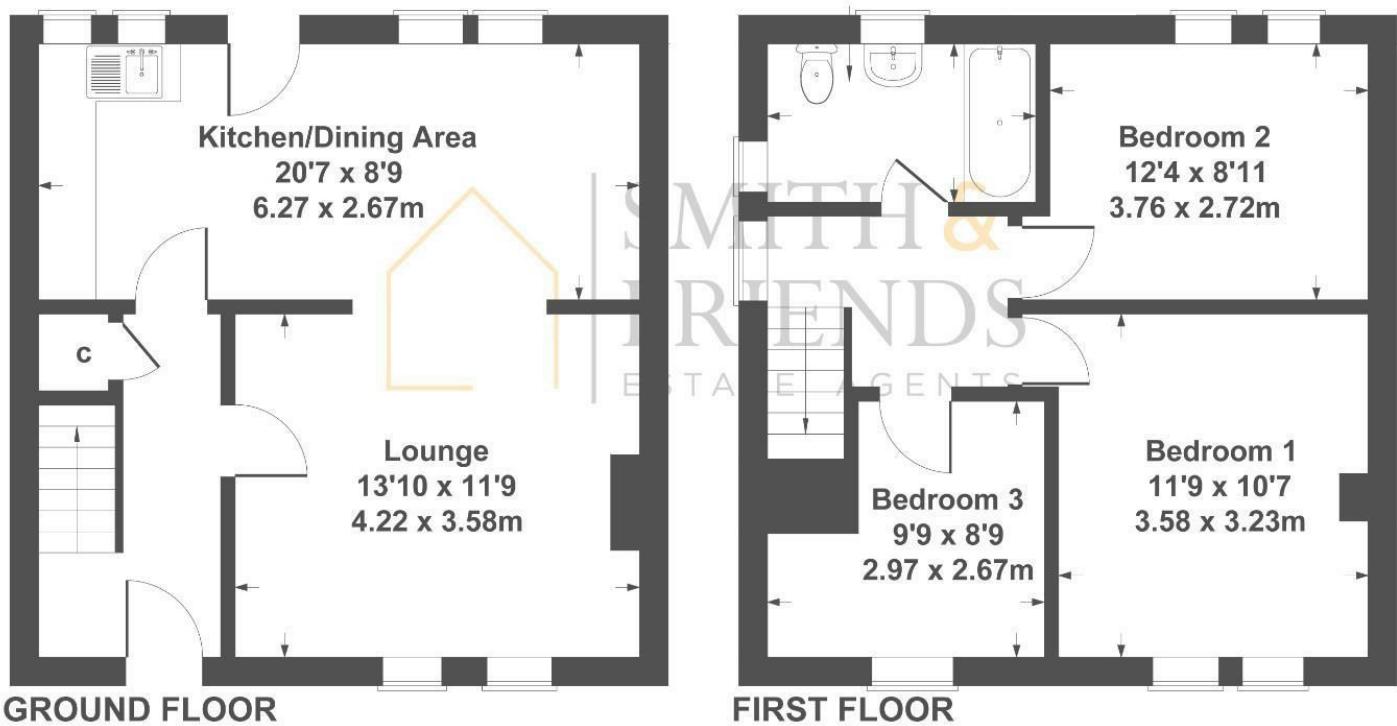
Approximate Gross Internal Area

861 sq ft - 80 sq m

### Bathroom

8'0 x 5'8

2.45 x 1.73m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-81) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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