



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £100,000 PLUS RESERVATION FEE ****
*****REDUCED*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** An impressive two bedroom semi-detached property occupying a pleasant set back position on Caistor Drive, overlooking a small green to the front. The home offers modern and well presented accommodation ideal for a first time buyer, young family or those looking to downsize, with features including gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to a pleasant front lounge which in turn leads through to a modern kitchen with built-in double oven, hob and extractor, whilst French doors open to the rear garden. To the first floor are two good sized bedrooms and the modern bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with the enclosed rear garden enjoying a good degree of privacy with lawn, patio and useful timber storage shed included. Caistor Drive is located in a popular and well regarded part of the Fens Estate, close to schools and amenities. The home is set back within a small cul-de-sac with parking adjacent. **VIEWING RECOMMENDED.**

Caistor Drive, Hartlepool, TS25 2QR

2 Bedroom - House - Semi-Detached

Starting Bid £100,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



Caistor Drive, Hartlepool, TS25 2QR



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 £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

ENTRANCE PORCH

3'5 x 5'6 (1.04m x 1.68m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, 'lamine' effect vinyl flooring.

ENTRANCE VESTIBULE

3'3 x 4'3 (0.99m x 1.30m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, stairs to the first floor, convector radiator, glazed internal door to the lounge.

FRONT LOUNGE

15' x 10'10 (4.57m x 3.30m)

A pleasant lounge with large uPVC double glazed bow window to the front aspect, modern laminate flooring, useful under stairs storage cupboard, coving to ceiling, two convector radiators, television point, glazed internal door through to the kitchen/diner.

KITCHEN/DINER

7'7 x 13'9 (2.31m x 4.19m)

Fitted with a modern range of units to both base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with four ring gas hob above and extractor hood over, attractive tiled splashback, recess with plumbing for washing machine, wine rack to base level, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, dining area, space for free standing fridge/freezer, coving to ceiling, single radiator.

FIRST FLOOR

LANDING

4'11 x 5'7 (1.50m x 1.70m)

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, convector radiator.

BEDROOM ONE

9'9 x 11' (2.97m x 3.35m)

A good size master bedroom with two uPVC double glazed windows to the front aspect, modern laminate flooring, built-in storage cupboard/wardrobe, coving to ceiling, single radiator.

BEDROOM TWO

12'8 x 9' (3.86m x 2.74m)

A spacious second bedroom with uPVC double glazed window overlooking the rear garden, modern laminate flooring, convector radiator.



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BATHROOM/WC
7'6 x 4'11 (2.29m x 1.50m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, shower attachment and chrome mains shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiled walls and flooring, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

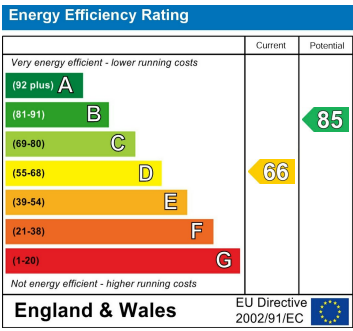
The property features a low maintenance open plan lawned front garden with a paved walkway and gated access to the side. The enclosed rear garden enjoys a good degree of privacy with lawn, patio, fenced boundaries and useful timber storage shed included.

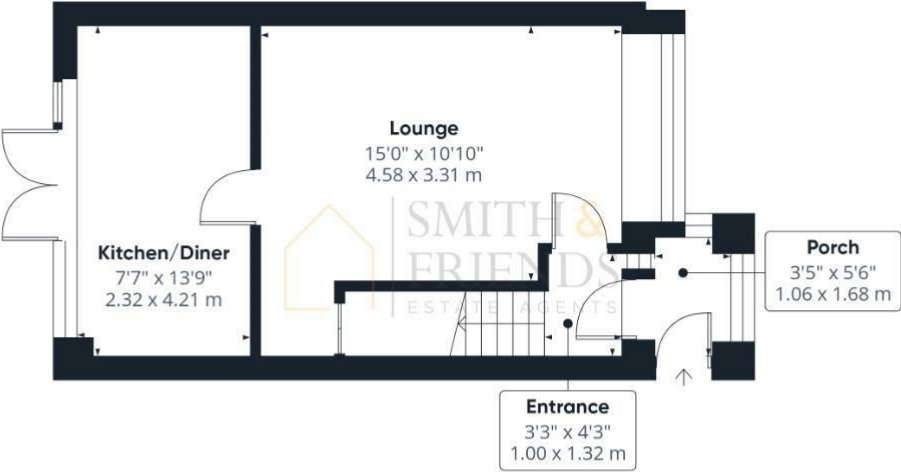
PARKING

Available next to the green.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
645 ft²
59.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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