



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £50,000 PLUS RESERVATION FEE \*\*\*

SMITH & FRIENDS are delighted to offer for sale this TWO bedroom end terraced property which is can be offered with LONG TERM TENANTS. Well presented throughout, the spacious living accommodation briefly comprises: entrance hallway, lounge, dining room and modern kitchen. To the first floor are two double bedrooms and the family bathroom. Externally is an enclosed rear yard.

**Windermere Road, Hartlepool, TS25 1QN**

**2 Bed - House - End Terrace**

**Starting Bid £50,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Windermere Road, Hartlepool, TS25 1QN

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## GROUND FLOOR

### ENTRANCE HALLWAY

uPVC double glazed glass panelled front door, staircase to first floor landing.

### LOUNGE

13'8 x 13' (4.17m x 3.96m)

uPVC double glazed window, radiator.

### DINING ROOM

15'2 x 7'8 (4.62m x 2.34m)

uPVC double glazed window to rear, radiator.

### KITCHEN

14'2 x 5'11 (4.32m x 1.80m)

Fitted with a range of wall, base and drawer units with matching worktops and inset sink and drainer, cooker point, plumbing for washing machine and space for fridge freezer, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden.

## FIRST FLOOR

### BEDROOM 1 (front)

16'6 x 10'7 (5.03m x 3.23m)

uPVC double glazed window to front, radiator.

### BEDROOM 2 (rear)

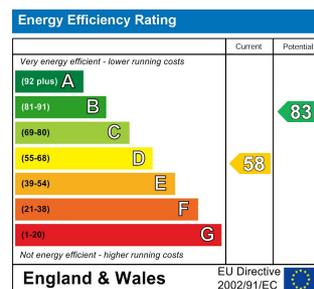
10'11 x 9'2 (3.05m x 2.74m)

uPVC double glazed window to rear, radiator.

### FAMILY BATHROOM/WC

White and chrome suite with panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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