

AUCTION



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £39,999 PLUS RESERVATION FEE **** A two bedroom mid terraced property which offers a ready made investment opportunity. The home is to be sold with a long term tenant (approximately 8 years) making it ideal for a buy to let investor. Derwent Street is located within a short stroll of Hartlepool town centre and close to both schools and amenities. The accommodation features gas central heating, uPVC double glazing, off street parking and a low maintenance west facing rear garden. The internal layout comprises: entrance porch through to the lounge and into the kitchen, to the first floor are two bedrooms, the master with a built-in double wardrobe, they are served by the bathroom which incorporates a modern three piece white suite and chrome fittings. Externally is a paved front and rear. **VIEWING RECOMMENDED.**

Derwent Street, Hartlepool, TS26 8BQ

2 Bed - House - Mid Terrace

Starting Bid £39,999

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Derwent Street, Hartlepool, TS26 8BQ



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 PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, cloaks area, glazed internal door through to the lounge.

LOUNGE

14'6 x 11'10 (4.42m x 3.61m)

uPVC double glazed window to the front aspect, stairs to the first floor, television point, convector radiator.

KITCHEN

11'10 x 6'8 (3.61m x 2.03m)

Fitted with a range of units to base and wall level with work surfaces and brushed stainless steel handles, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, extractor fan, space for free standing appliances including space for fridge/freezer and dryer, Glow-worm gas central heating boiler, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE

11'10 x 11'4 (3.61m x 3.45m)

uPVC double glazed window to the front aspect, built-in double wardrobe, convector radiator.

BEDROOM TWO

9'11 x 5'7 (3.02m x 1.70m)

uPVC double glazed window to the rear aspect, convector radiator.



Derwent Street, Hartlepool, TS26 8BQ



BATHROOM/WC

7' x 5'11 (2.13m x 1.80m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with central mixer tap, close coupled WC, panelling to splashback, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, convector radiator.

EXTERNALLY

The property features low maintenance gardens to the front and rear, the front providing useful off street parking. The rear garden enjoys a westerly aspect.

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.

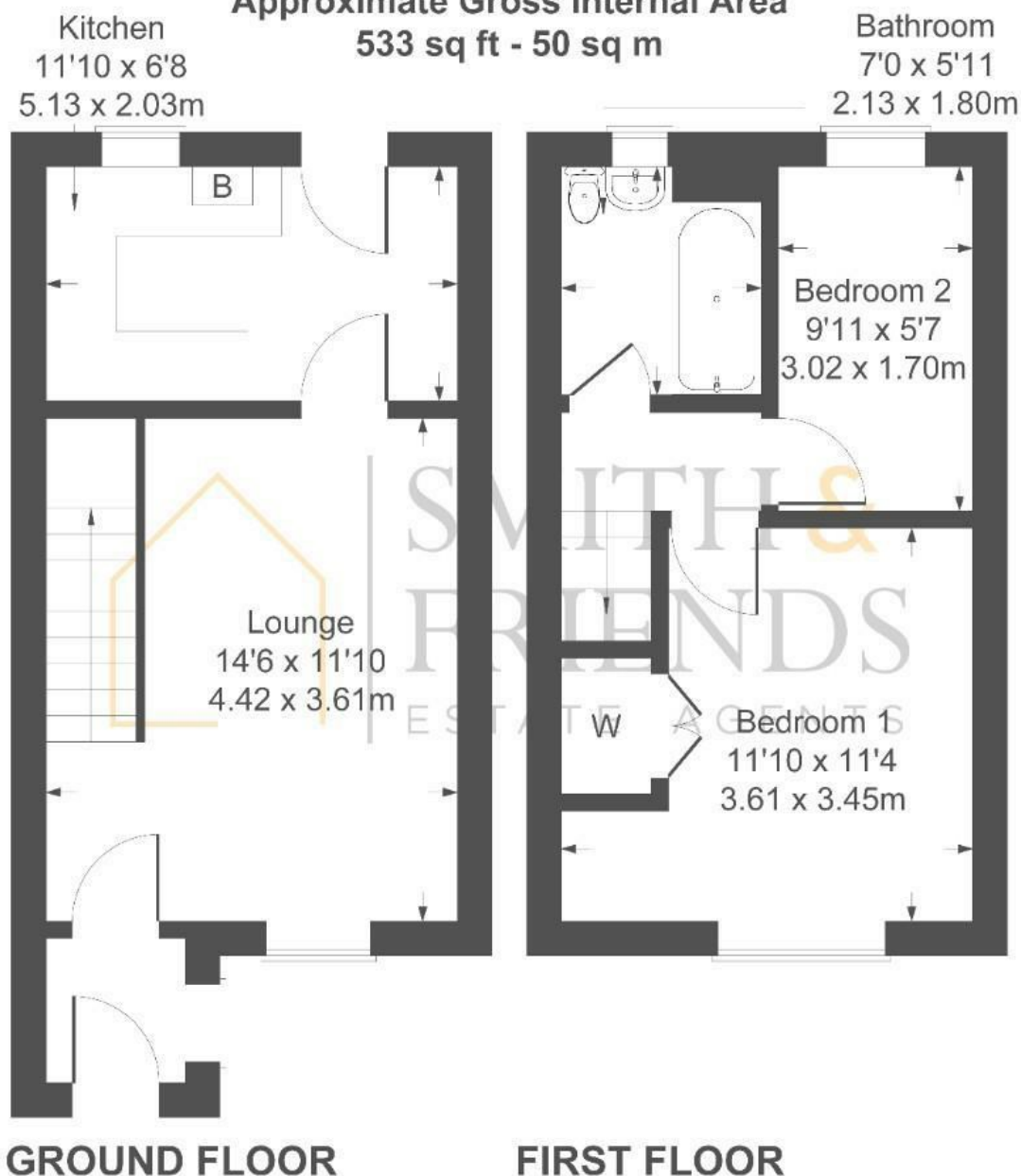


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	84
EU Directive 2002/91/EC		

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Derwent Street

Approximate Gross Internal Area
533 sq ft - 50 sq m



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. Smith & Friends Estate Agents 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.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

