

AUCTION



Derwent Street, TS26 8BQ
2 Bed - House - End Terrace
Starting Bid £45,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



SMITH &
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ESTATE AGENTS



Derwent Street, TS26 8BQ

*** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE *** NO CHAIN INVOLVED *** VACANT POSSESSION *** A conveniently located TWO BEDROOM end terraced property close to Hartlepool town centre. The home offers great potential, with features including gas central heating and uPVC double glazing. An ideal purchase for buy to let investors, first time buyers or someone downsizing. The accommodation briefly comprises of: entrance, lounge and kitchen. To the first floor there are two bedrooms and the family bathroom. Externally are low maintenance gardens to the front and rear. Derwent Street is located between Lowthian Road and Young Street, with easy access to amenities on York Road and Murray Street.

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

uPVC double glazed glass panelled door.

LOUNGE

13'8 x 11'3 (4.17m x 3.43m)
uPVC double glazed window to front, radiator and staircase to first floor landing.

KITCHEN

11'3 x 4'11 (3.43m x 1.50m)
Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with oven and extractor above, space for fridge and freezer, plumbing for washing machine, uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'1 x 7'11 (3.38m x 2.41m)
uPVC double glazed window to front and radiator.

BEDROOM 2

9'8 x 5'2 (2.95m x 1.57m)
uPVC double glazed window and radiator.

FAMILY BATHROOM/WC

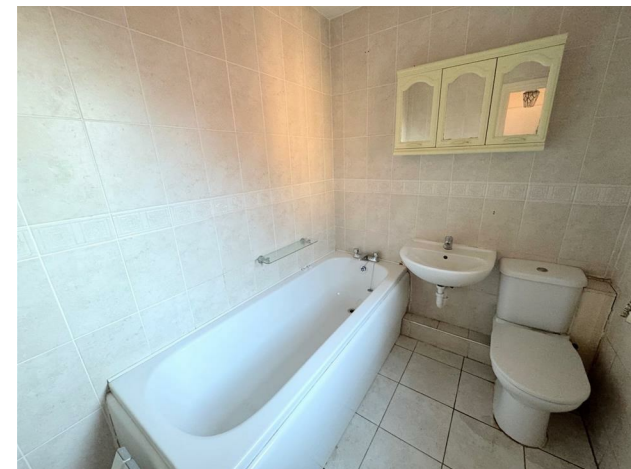
White and chrome suite with panelled bath, wash hand basin and low level WC; uPVC double glazed window and radiator.

EXTERNALLY

Enclosed rear garden, affording a good degree of privacy. Small enclosed front garden.

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		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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