** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £25,000 PLUS RESERVATION FEE **

** NO CHAIN INVOLVED ** AN IDEAL INVESTMENT OPPORTUNITY ** We are pleased to offer for sale this improved TWO BEDROOM mid terraced property. The home features uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule through to the spacious lounge, the kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. To the first floor there are two bedrooms and modern white and chrome family bathroom. Externally is an enclosed yard to the rear. Kimberley Street is located off Elwick Road which is conveniently situated for local schools and amenities.

Kimberley Street, Hartlepool, TS26 9BG
2 Bed - House - Mid Terrace
Starting Bid £25,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Kimberley Street, Hartlepool, TS26 9BG

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Auctioneer's Comments
This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

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 VESTIBULE
uPVC double glazed glass panelled door, door opening into the lounge.

LOUNGE
15'11 x 14'1 (4.85m x 4.29m)
uPVC double glazed window to front, radiator.

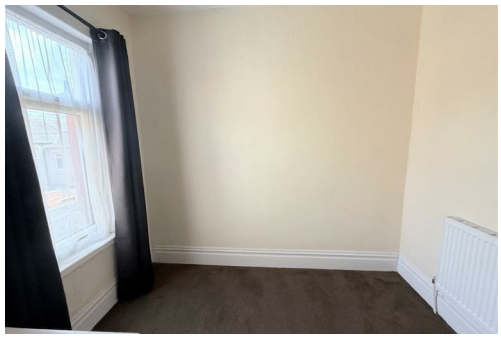
INNER HALLWAY
Understairs storage cupboard, door into the kitchen.

KITCHEN
16'2 x 6'6 (4.93m x 1.98m)
Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear yard.

FIRST FLOOR

LANDING

BEDROOM 1 (front)
14'1 x 12'11 (4.29m x 3.94m)
uPVC double glazed window to front, radiator.



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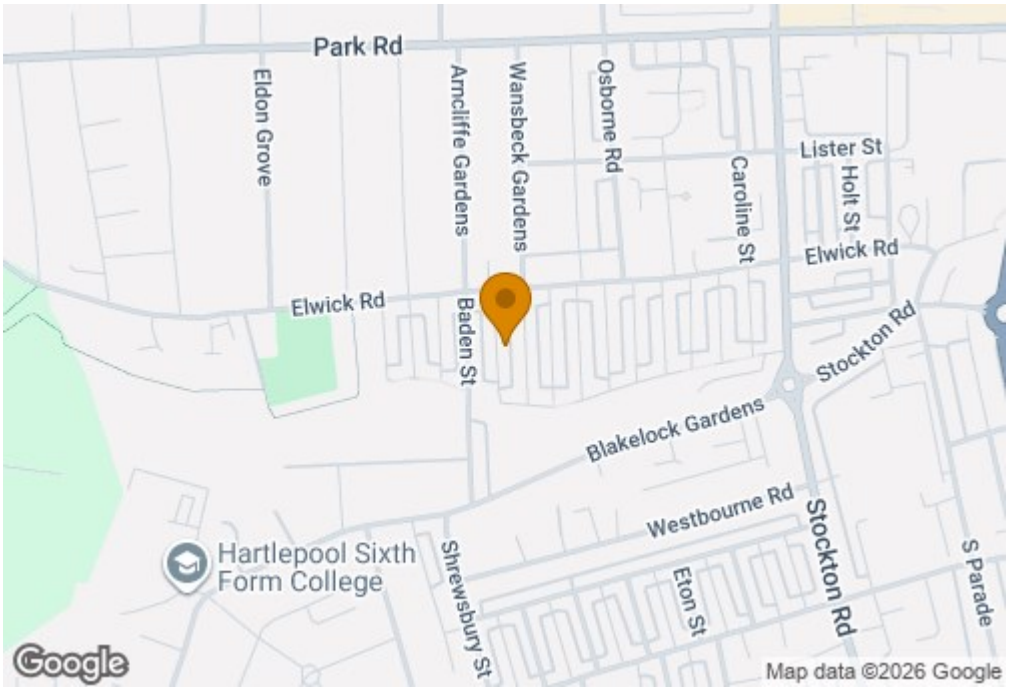
BEDROOM 2 (rear)
8'11 x 6'11 (2.72m x 2.11m)
uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC
White and chrome suite with panelled bath and shower over, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, uPVC double glazed window to rear.

EXTERNALLY
Enclosed rear yard.

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.



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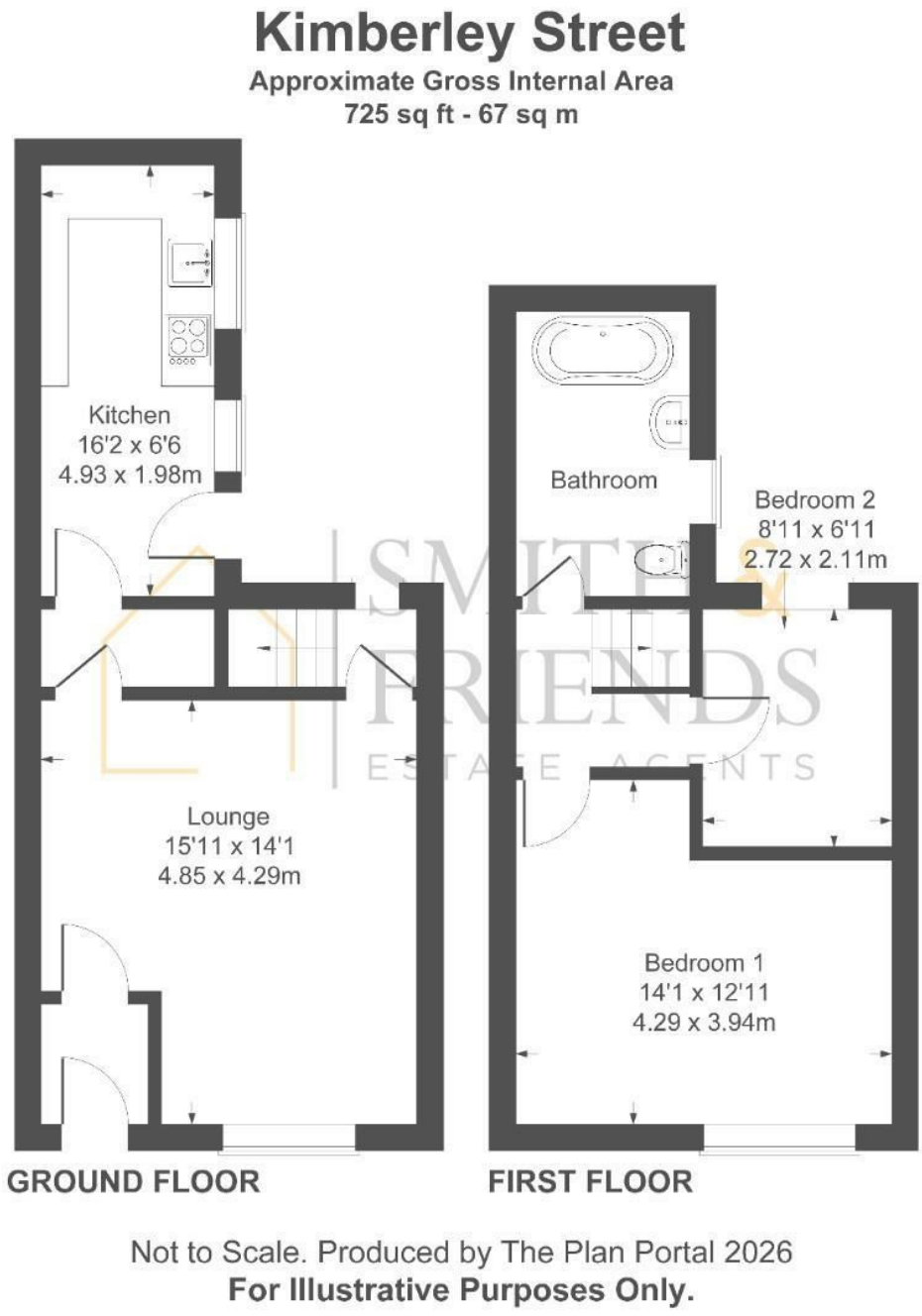

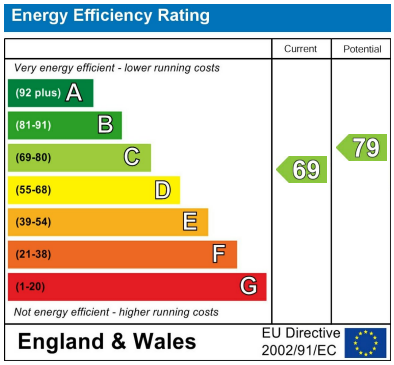

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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