

**AUCTION**



**Stockton Road, TS25 1LD**  
**3 Bed - House - Semi-Detached**  
**Starting Bid £145,000**

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



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ESTATE AGENTS

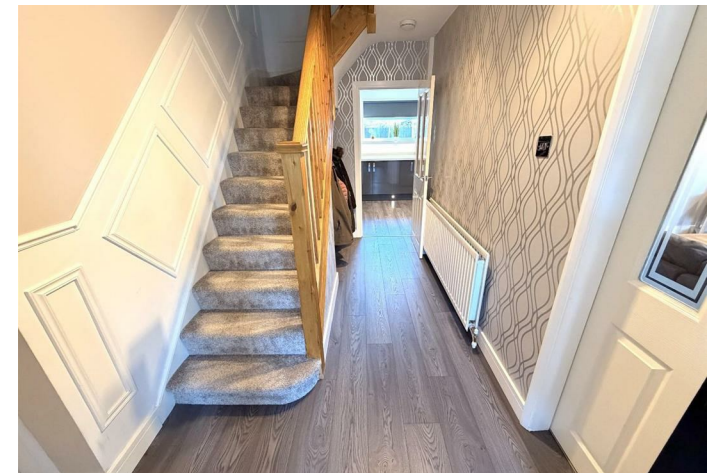
## Stockton Road Hartlepool, TS25 1LD

\*\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £145,000 PLUS RESERVATION FEE \*\*\*

An impressive semi-detached property offering spacious, well proportioned and enhanced accommodation ideal for family requirements. The home features three/four bedrooms, useful attic room and a stunning extended kitchen/diner to the rear. The versatile ground floor layout features lounge, dining room and a conservatory extension alongside a useful ground bedroom/study extension. An internal viewing comes highly recommended, with further benefits including gas central heating heating, uPVC double glazing, off street parking and generous rear garden.

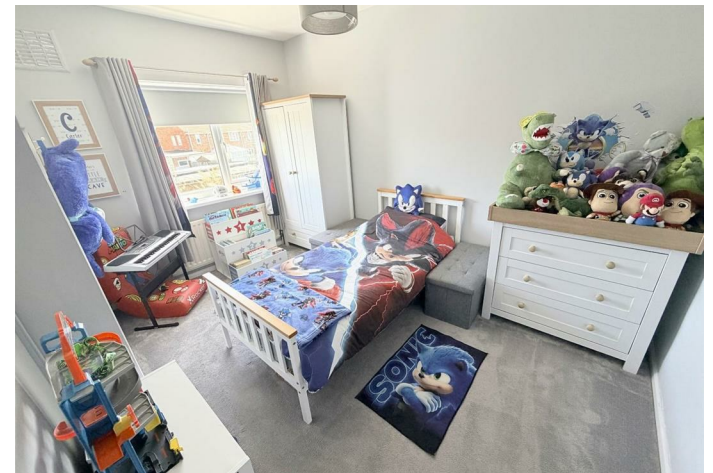
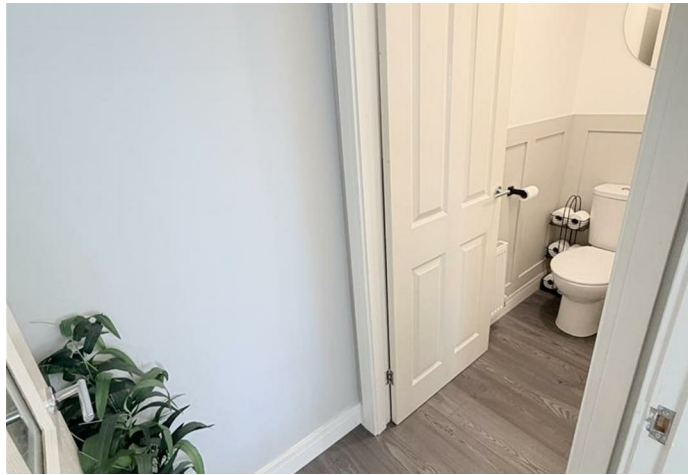
The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a good size lounge which links to the dining room and through to the conservatory. The extended kitchen/diner incorporates a modern range of grey gloss units with matching island and bi-fold doors to the rear garden. A useful ground floor bedroom/study and guest cloakroom complete the ground floor. To the first floor are three good size bedrooms, large attic room and a modern bathroom which features a three piece white suite and chrome fittings.

Externally the property is set back on Stockton Road with a low maintenance front garden, driveway and generous rear garden with lawn and patio areas. Ideally located close to schools and amenities. **VIEWING RECOMMENDED.**









## 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

3'8 x 5'9 (1.12m x 1.75m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, fitted carpet, panelling to ceiling, internal uPVC double glazed door to the hall.

### ENTRANCE HALL

13'5 x 6'6 (4.09m x 1.98m)

Modern laminate flooring, spindled staircase to the first floor with newel post and under stairs cloaks area, double radiator, access to:

### FRONT LOUNGE

13'1 x 12'11 (3.99m x 3.94m)

A good size family lounge which incorporates a media wall with recessed remote controlled electric fire, television recess and display alcoves with downlighting, uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, ceiling fan, double radiator, archway through to:

### DINING ROOM

9'5 x 8'11 (2.87m x 2.72m)

uPVC double glazed French doors to the conservatory extension, glazed internal door to the kitchen, fitted carpet, coving to ceiling, ceiling fan, convactor radiator.

### CONSERVATORY

8'11 x 10'9 (2.72m x 3.28m)

A uPVC double glazed conservatory with French doors to the rear garden, fitted carpet, ceiling fan, power points.

### EXTENDED KITCHEN/DINER

18'7 x 9'11 plus 9 x 11'9 (5.66m x 3.02m plus 2.74m x 3.58m)

A stunning kitchen/diner/sitting room which incorporates a modern range of white gloss units to base and wall level with chrome handles and contrasting work surfaces with matching splashback and island, inset one and a half bowl single drainer sink unit with mixer tap, recess with free standing cooking range included, three speed extractor hood over, concealed space for washing machine and tumble dryer, recess for 'American' style fridge/freezer, uPVC double glazed bi-folding doors to the rear garden, additional uPVC double glazed side door, uPVC double glazed window, lighting to kickboards, breakfast bar area to island, two modern panelled radiators, inset spotlighting to the ceiling, wall mounted television point..

## INNER PASSAGE

Modern laminate flooring, access to:

### GUEST CLOAKROOM/WC

3'3 x 5'10 (0.99m x 1.78m)

Fitted with a two piece white suite comprising: inset wash hand basin with mixer tap and white gloss vanity cabinet below, close coupled WC, part panelled walls, modern laminate flooring, extractor fan.

### GROUND FLOOR BEDROOM/STUDY

9'11 x 9'6 (3.02m x 2.90m)

Offering a variety of uses, with modern laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, upgraded internal doors to each room.

### BEDROOM ONE

10'6 x 10'3 (3.20m x 3.12m)

A good size master bedroom with wall to wall fitted wardrobes, uPVC double glazed window to the front aspect, fitted carpet, double radiator.

### BEDROOM TWO

12'3 x 8'11 (3.73m x 2.72m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, wall mounted television point, single radiator.

### BEDROOM THREE

9'3 x 8'1 (2.82m x 2.46m)

uPVC double glazed window overlooking the rear garden, built-in storage cupboard, fitted carpet, single radiator, access to:

### ATTIC ROOM

10'6 x 19'1 (3.20m x 5.82m)

A generous attic room which offers great potential for further use, with eaves storage and double glazed Velux window to the rear aspect.

### FAMILY BATHROOM/WC

5'11 x 7'4 (1.80m x 2.24m)

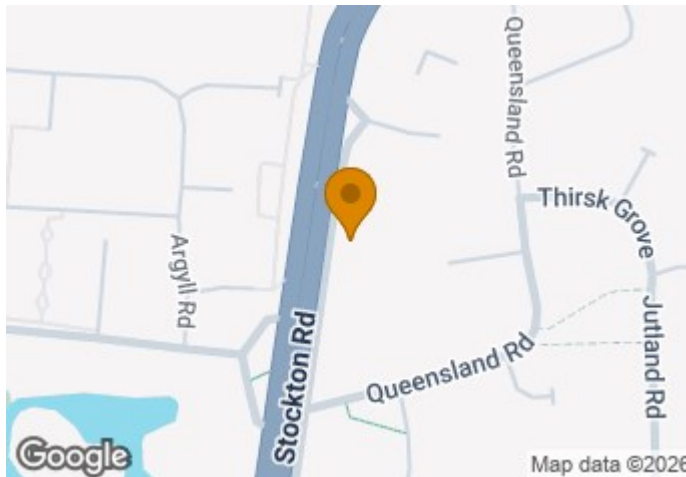
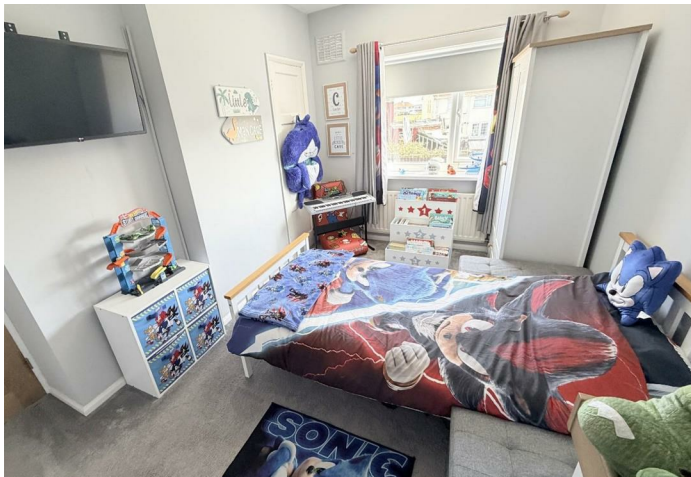
Fitted with a modern white three piece suite comprising: 'P' shaped panelled bath with chrome mixer tap and shower over, pedestal wash hand basin with mixer tap, close coupled WC, mirrored vanity cabinet, tiling to walls and flooring, chrome heated towel radiator, uPVC double glazed window.


## EXTERNALLY

The property features a low maintenance front, with a part lawned front garden, paved walkway and brick wall with wrought iron railings and matching double gates which open to a paved driveway. The generous rear garden features paved and lawned areas with fenced boundaries.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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