

**AUCTION**



**Stonethwaite Close, Bakers Mead, TS24 8RA**  
**2 Bed - Apartment**  
**Starting Bid £50,000**

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



**SMITH & FRIENDS**  
ESTATE AGENTS



## Stonethwaite Close, Bakers Mead, TS24 8RA

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

\*\* IDEAL INVESTMENT OPPORTUNITY \*\*\* VACANT POSSESSION \*\* NO CHAIN \*\* A deceptively spacious two bedroom first floor apartment situated in the popular Bakers Mead development. The property features uPVC double glazing, economical electric heating, secure telecom entry system and allocated parking. An internal viewing comes recommended to appreciate the accommodation on offer, with a layout that briefly comprises: communal entrance with stairs to all floors, private entrance hall with two useful storage cupboards and access to the lounge with an archway from the dining area leading through to the kitchen which is fitted with units to base level with space for free standing appliances, both bedrooms are generous in size and are served by the family bathroom/WC which is fitted with a three piece suite. Externally is an allocated parking space, with ample visitors parking available. The Bakers Mead development is ideally located within close proximity of amenities and schools and only a short distance from Hartlepool town centre.

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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.

### COMMUNAL ENTRANCE

Accessed via secure telecom entry system, stairs to each floor.

### ENTRANCE HALLWAY

Entrance door, two storage cupboards and wall mounted electric heater.

### LOUNGE/DINING AREA

17'7 x 13'8 (5.36m x 4.17m)

Two uPVC double glazed windows to front, wall mounted electric heater.

### KITCHEN

8' x 7'2 (2.44m x 2.18m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, four ring electric hob with electric oven, plumbing for washing machine and space for fridge and freezer.

### BEDROOM 1

11' x 9'10 (3.35m x 3.00m)

uPVC double glazed window to rear and wall mounted electric heater.

### BEDROOM 2

10'6 x 8' (3.20m x 2.44m)

UPVC double glazed window and wall mounted electric heater.

### BATHROOM/WC

White and chrome suite with panelled bath, pedestal hand basin and low level WC.

### NB

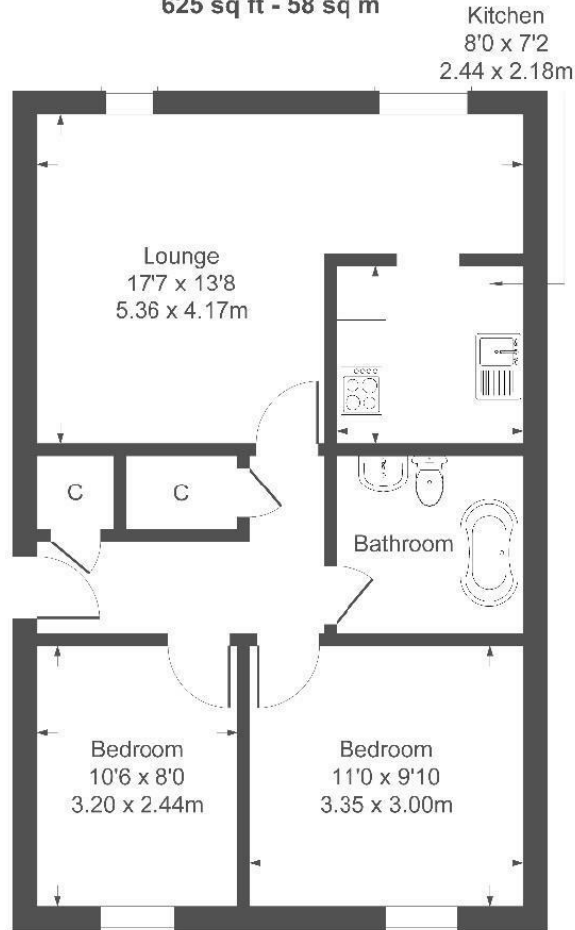
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Stonethwaite Close

Approximate Gross Internal Area

625 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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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