

**AUCTION**



**\*\*\* SOLD BY MODERN METHOD OF AUCTION \*\*\* NO CHAIN INVOLVED \*\*\*** A spacious **THREE BEDROOM** semi-detached property occupying a pleasant position on Hutton Avenue with a generous **SOUTH FACING REAR GARDEN**. The home offers accommodation that features **TWO RECEPTION ROOMS** with great potential to extend (subject to planning). An internal viewing comes recommended to appreciate the potential on offer, with work needed to bring the property up to modern day standards. The full layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the kitchen leads through to a utility area with door to the rear garden. To the first floor are three bedrooms, bathroom and separate WC. Externally is a part lawned front garden with a driveway providing useful off street parking, whilst leading to the garage. The extensive rear garden is predominantly lawned and, again, offers great potential. Hutton Avenue is well situated within walking distance of Hartlepool town centre and close to both schools and amenities.

**Hutton Avenue, Hartlepool, TS26 9PW**

**3 Bedroom - House - Semi-Detached**

**Starting Bid £125,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

### 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 HALL

6'3 x 17'1 (1.91m x 5.21m)

Accessed via glazed entrance door with attractive stained glass panel, matching side screens and fanlight above, staircase to the first floor, original panelling to walls, useful cloaks cupboard, under stairs storage cupboard, access to both reception rooms and kitchen.

#### FRONT RECEPTION ROOM

12'6 x 12'10 (3.81m x 3.91m)

Large bay window to the front aspect, tiled fire surround, coving to ceiling.

#### REAR RECEPTION ROOM

10'7 x 13'4 (3.23m x 4.06m)

Built-in storage cupboard to alcove, walk-in bay incorporating French doors, glazed windows and attractive stained glass fanlights, period tiled fire surround, picture rail, coving to ceiling.

#### KITCHEN AREA

6'4 x 13'5 (1.93m x 4.09m)

Two built-in storage cupboards, additional under stairs storage cupboard, three glazed windows, fitted workbench, internal door to:

#### UTILITY/ADDITIONAL KITCHEN AREA

4'1 x 6'4 (1.24m x 1.93m)

Sink, space for cooker, tiling to splashback, window to the rear aspect, door to rear garden.

### FIRST FLOOR

#### LANDING

Attractive stained glass window to the side aspect, access to bedrooms, bathroom and separate WC.

#### BEDROOM ONE

12'6 x 12'9 (3.81m x 3.89m)

Large bay window to the front aspect, 'period' style tiled fire surround, picture rail, fitted shelving racks.

#### BEDROOM TWO

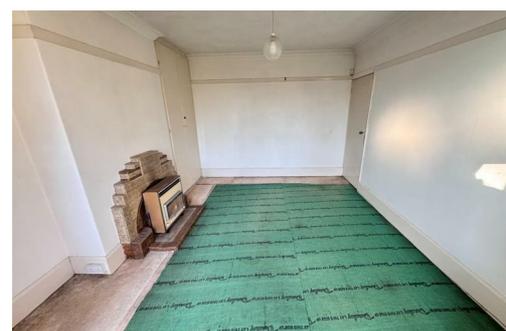
10'7 x 13'5 (3.23m x 4.09m)

Built-in storage cupboard to alcove, glazed window overlooking the rear garden, 'period' style tiled fire surround, picture rail.

#### BEDROOM THREE

6'4 x 8'11 (1.93m x 2.72m)

Glazed window to the front aspect, picture rail.



Hutton Avenue, Hartlepool, TS26 9PW



**BATHROOM**

5'2 x 8'2 (1.57m x 2.49m)

Cast iron bath, pedestal wash hand basin, tiled splashback, built-in storage cupboard, glazed window to the rear.

**SEPARATE WC**

2'8 x 5'5 (0.81m x 1.65m)

Wall mounted WC, part tiled walls, glazed window to the side aspect.

**EXTERNALLY**

The property features a part lawned front garden enclosed by a brick boundary wall, with a driveway providing off street parking, whilst leading to the garage. A gate to the side leads through to the extensive rear garden which is predominantly lawned, with fenced boundaries and a southerly aspect.

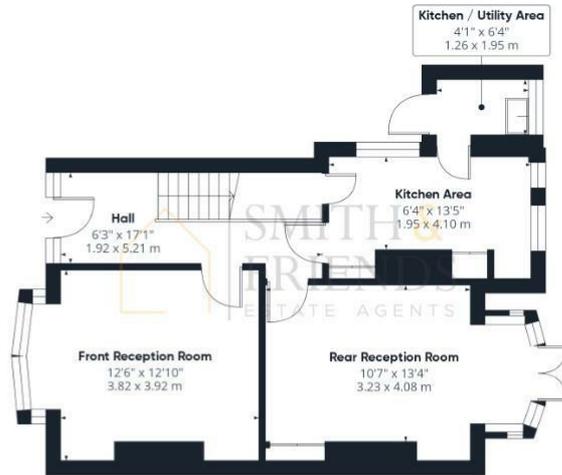
**GARAGE**

Double timber doors to both the front and rear.

**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.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1137 ft<sup>2</sup>  
105.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <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. We 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.

