

Falcon Road, Bishop Cuthbert,
Hartlepool, TS26 0SX
3 Bed - House - Semi-Detached
Starting Bid £135,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Falcon Road, Bishop Cuthbert, TS26 0SX

*** SOLD BY MODERN METHOD OF AUCTION: STARTING BID £135,000 PLUS RESERVATION FEE ***

A spacious THREE BEDROOM semi-detached home occupying a desirable corner position on Falcon Road, within the popular Bishop Cuthbert Estate. Offering two reception rooms, a kitchen/breakfast room and an en-suite to the principal bedroom, the property would make an ideal purchase for a first time buyer or young family. Further benefits include gas central heating and uPVC double glazing.

The accommodation comprises: entrance porch leading into the lounge, with an archway opening through to the rear dining room/reception room with stairs to the first floor, patio doors opening onto the rear garden and access to the kitchen/breakfast room. To the first floor are three good size bedrooms, with built-in wardrobes to bedrooms one and two. The principal bedroom also benefits from a modern en-suite wet room, whilst the remaining bedrooms are served by a family bathroom fitted with a three piece suite and chrome fittings.

Externally, the property offers a low maintenance front garden, driveway and single garage. The enclosed rear garden features lawn and patio areas. Falcon Road is conveniently situated within easy reach of local schools and amenities.

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.

GROUND FLOOR

ENTRANCE PORCH
4'6 x 3' (1.37m x 0.91m)
Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, laminate flooring, single radiator, internal door through to the lounge.

FRONT LOUNGE
14'1 x 11'6 (4.29m x 3.51m)
A good size lounge with uPVC double glazed window to the front aspect, matching laminate flooring, coving to ceiling, television point, double radiator, corner archway through to:

REAR DINING ROOM
9'10 x 10'6 (3.00m x 3.20m)
Ideally situated off the kitchen with double glazed patio doors to the rear garden, matching laminate flooring, turned spindled staircase to the first floor with fitted carpet and newel post, coving to ceiling, double radiator.

KITCHEN/BREAKFAST ROOM
13'4 x 9'2 (4.06m x 2.79m)
Fitted with a range of units to base and wall level with roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above, tiling to splashback, recess for washing machine, dishwasher and tumble dryer, space for free standing fridge/freezer, 'tile' effect laminate flooring, uPVC double glazed door to the rear, uPVC double glazed window to the rear, built-in storage cupboard/pantry, double radiator.

FIRST FLOOR

LANDING
Built-in storage cupboard, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE
9'8 x 11'7 (2.95m x 3.53m)
A good size master bedroom with built-in double wardrobe, additional single wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

EN-SUITE WET ROOM
6'1 x 5'6 (1.85m x 1.68m)
Walk-in shower area with overhead shower and protective glass screen, circular glass wash basin with mixer tap over, low level WC, tiling to walls and flooring, coving and spotlighting to the ceiling, uPVC double glazed frosted window to the rear aspect, modern chrome radiator.

BEDROOM TWO
8'6 x 9'10 (2.59m x 3.00m)
Built-in double wardrobe, modern laminate flooring, uPVC double glazed window to the front aspect, coving to the ceiling, single radiator.

BEDROOM THREE
8' x 9'8 (2.44m x 2.95m)
uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM
6'8 x 5'6 (2.03m x 1.68m)
Fitted with a three piece white suite and chrome fittings comprising: free standing bath with central mixer tap, wash hand basin with mixer tap over, low level WC, tiled walls, uPVC double glazed frosted window to the rear aspect, coving and inset spotlighting to the ceiling, extractor fan, modern chrome towel radiator.

EXTERNALLY
The property occupies a corner position with a low maintenance, part lawned front garden. A driveway provides useful off street parking and leads to the garage. A gate to the side leads through to the enclosed rear garden with lawn, patio area and fenced boundaries.

SINGLE GARAGE
15'9 x 7'10 (4.80m x 2.39m)
Accessed via roller door to the front, lighting and power points.

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.







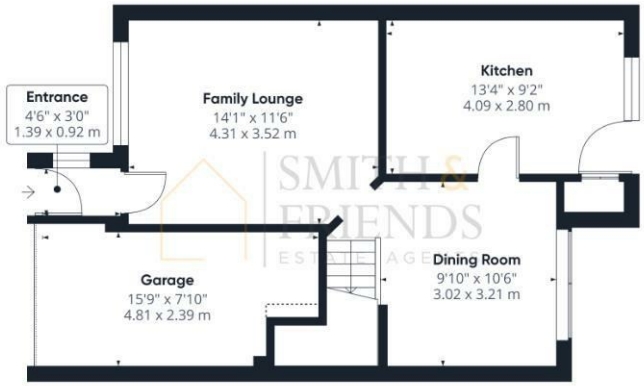












Ground Floor



Floor 1

Approximate total area[1]

959 ft²

89.1 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

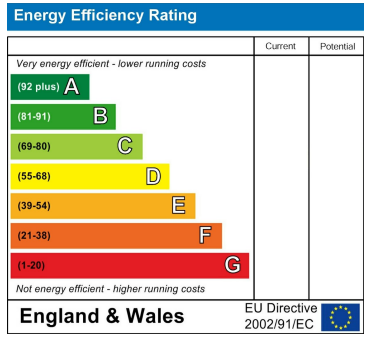
Reduced headroom

..... Below 5 ft/1.5 m

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

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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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