

AUCTION



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE *** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A three bedroom mid terrace property which would make an ideal investment opportunity. The home features neutral decoration, upgraded flooring to most rooms and further benefits from uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule, lounge, full width kitchen/diner, rear lobby, ground floor bathroom, three bedrooms and externally to the rear is an enclosed yard with gated access. Oakley Gardens is situated between Chester Road and Chatham Road, with easy access to schools and amenities. **VIEWING RECOMMENDED.**

Oakley Gardens, Hartlepool, TS24 8QW

3 Bed - House - Mid Terrace

Starting Bid £45,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Oakley Gardens, Hartlepool, TS24 8QW



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

Accessed via uPVC double glazed entrance door with fanlight above, staircase to the first floor, single radiator, door through to:

FRONT LOUNGE

13'4 x 11'10 (4.06m x 3.61m)

uPVC double glazed window to the front aspect, fire surround, fitted carpet, coving to ceiling, double radiator, access to:

KITCHEN

7'5 x 14'9 (2.26m x 4.50m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, space for appliances including recess for washing machine, Ideal exclusive gas central heating boiler, 'laminated' effect vinyl flooring, uPVC double glazed window to the rear aspect, under stairs storage cupboard, single radiator.

REAR LOBBY

uPVC double glazed door to the rear yard, 'laminated' effect vinyl flooring, access to ground floor bathroom.

GROUND FLOOR BATHROOM/WC

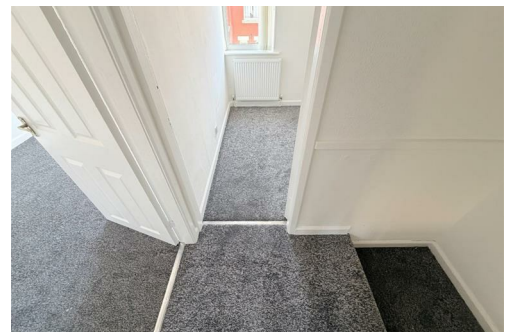
7'2 x 5'7 (2.18m x 1.70m)

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, panelling to ceiling, uPVC double glazed window to the side aspect, 'laminated' effect vinyl flooring, extractor fan, double radiator.

FIRST FLOOR

LANDING

Access to three bedrooms, fitted carpet, hatch to loft space.



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BEDROOM ONE

10'5 x 11'8 (3.18m x 3.56m)

A good size master bedroom with a large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM TWO

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

Built-in storage cupboard, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM THREE

7'6 x 6'5 (2.29m x 1.96m)

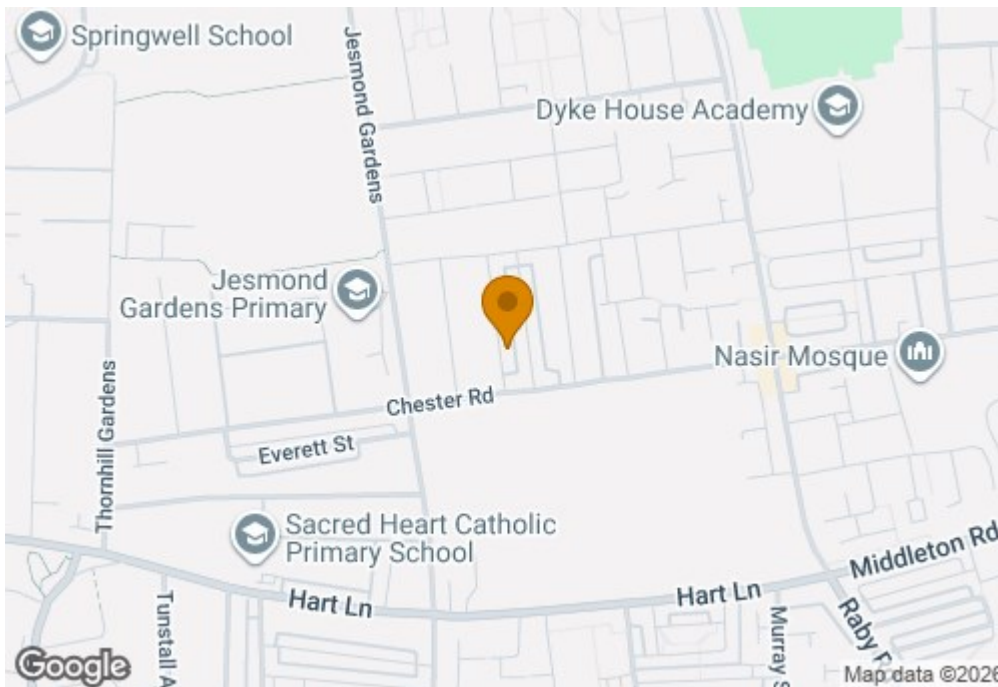
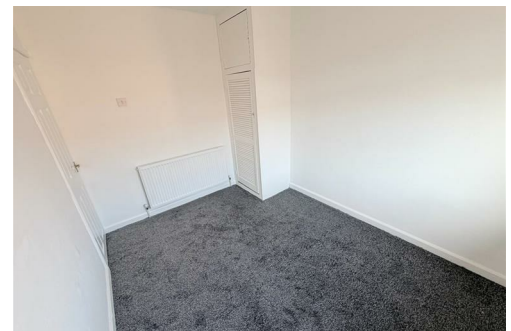
uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

EXTERNALLY

The property features an enclosed yard to the rear with gated access.

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 landlord, nor their agent.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
640 ft²
59.3 m²

(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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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