AUCTION



Osborne Road, TS26 9JN
2 Bed - House - Mid Terrace
Starting Bid £40,000

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

SMITH & FRIENDS
ESTATE AGENTS











Osborne Road, TS26 9JN

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £40,000 PLUS RESERVATION FEE **

A conveniently located and deceptively spacious TWO BEDROOM mid terraced property, offered to the market with the benefit of NO CHAIN INVOLVED. The home would make an ideal purchase for a first time buyer, those looking to downsize or a buy-to-let investor, with an internal viewing recommended to fully appreciate the space and potential on offer.

The accommodation retains a pleasant sense of space throughout, enhanced by high ceilings, whilst further benefits include a modern kitchen/diner, gas central heating and uPVC double glazing. The layout briefly comprises: entrance vestibule opening into the hallway with stairs to the first floor and access to a spacious bay fronted lounge. The modern kitchen/diner is fitted with a range of cream gloss units and provides ample space for dining and free standing appliances. A rear lobby provides access to the ground floor bathroom and rear yard. To the first floor are two well proportioned bedrooms, including a particularly spacious master bedroom.

Externally, the property features a low maintenance palisade style frontage, whilst to the rear is a small enclosed yard with gated access. Osborne Road is conveniently situated just off Park Road, within easy reach of Hartlepool town centre and a variety of local shops, schools, amenities and transport links.

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 VESTIBULE
4'4 x 3'0 (1.32m x 0.91m)
Accessed via uPVC double glazed entrance door with fanlight above, high coved ceiling, internal door to the hall with fanlight above.

ENTRANCE HALL
13'6 x 2'11 (4.11m x 0.89m)
Stairs to the first floor, high coved ceiling, single radiator, access to the lounge and kitchen.

LOUNGE
17'4 x 10'9 (5.28m x 3.28m)
A generous lounge with uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, inset electric fire, high coved ceiling, double radiator.

KITCHEN/DINER
14'3 x 11'0 (4.34m x 3.35m)
Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces, inset single drainer sink with mixer tap, tiled splashback, recess for gas cooker, recess for washing machine, space for fridge and separate freezer, uPVC double glazed window to the rear, coved ceiling, single radiator.

REAR LOBBY
uPVC double glazed door to the rear yard, panelled ceiling, convector radiator.

GROUND FLOOR BATHROOM
5'10 x 5'6 (1.78m x 1.68m)
Fitted with a three piece white suite comprising: panelled bath with dual taps and shower over, wash hand basin with dual taps, low level WC, tiled walls, panelled ceiling, uPVC double glazed window, convector radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the rear aspect, access to both bedrooms.

BEDROOM ONE
14'3 x 12'3 (4.34m x 3.73m)
A good size master bedroom with feature fire surround, inset cast iron fire and tiled base, uPVC double glazed window to the front aspect, picture rail, single radiator.

BEDROOM TWO
8'6 x 7'8 (2.59m x 2.34m)
Baxi gas central heating boiler, uPVC double glazed window to the rear aspect, hatch to the loft space, single radiator.

EXTERNALLY
The property features a low maintenance palisade style front and 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 seller, nor their agent.







Approximate total area(1)

642 ft²
59.8 m²

Reduced headroom

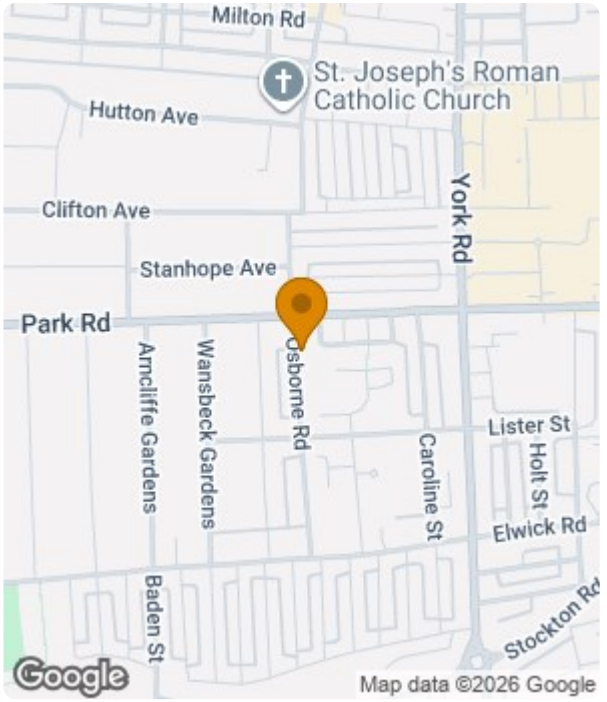
4 ft²
0.3 m²

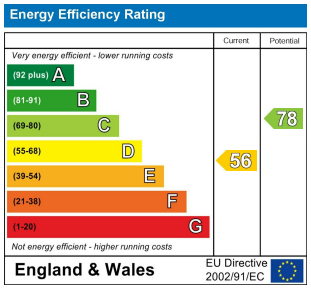
(1) Excluding balconies and terraces

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.

GIRAFFE360





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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS