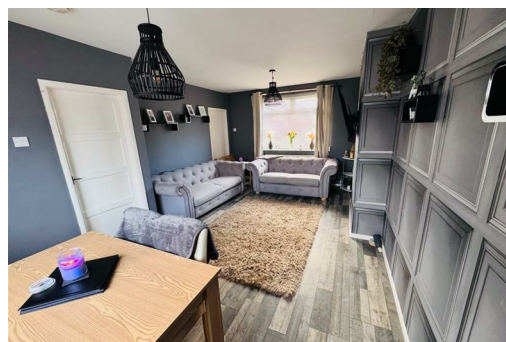


AUCTION



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £63,000 PLUS RESERVATION FEE *** A deceptively spacious THREE BEDROOM mid terraced property which would make an ideal purchase for a first time buyer, family or possible investment opportunity. The home features uPVC double glazing, gas central heating, useful off street parking and a good size rear garden. An internal viewing comes recommended to appreciate the home's full potential, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious through lounge/dining room, generous kitchen, three good size bedrooms, bathroom and separate WC. Externally is a low maintenance front garden, with a paved driveway allowing useful off street parking. The enclosed rear garden has lawn and patio areas with a brick outhouse. Highland Road is accessed via Owton Manor Lane, close to Catcote Road and within easy access of schools and amenities.

Highland Road, Hartlepool, TS25 3EQ

3 Bed - House - Mid Terrace

Starting Bid £63,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Highland Road, Hartlepool, TS25 3EQ



Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, laminate flooring, stairs to the first floor, convector radiator.

THROUGH LOUNGE/DINING ROOM

18'3 x 12' (5.56m x 3.66m)

A generous through lounge/dining room with uPVC double glazed windows to the front and rear aspects, laminate flooring, two convector radiators.

GENEROUS KITCHEN

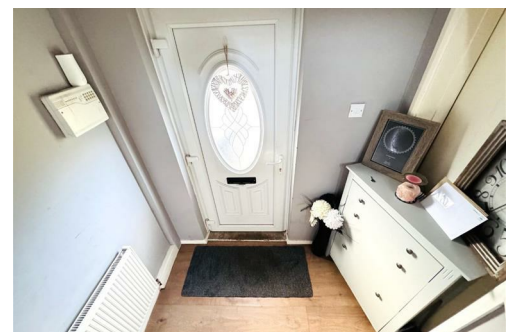
17'2 x 14' (5.23m x 4.27m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring hob above, tiled splashback, recess for washing machine, space for dryer and free standing fridge/freezer, uPVC double glazed window, uPVC double glazed door to the rear garden, laminate flooring, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, hatch to loft, convector radiator.



Highland Road, Hartlepool, TS25 3EQ



BEDROOM ONE

10'9 x 10'4 (3.28m x 3.15m)

Wardrobes, storage cupboard, uPVC double glazed window to the front aspect, convector radiator.

BEDROOM TWO

12'4 x 11'11 (3.76m x 3.63m)

uPVC double glazed window to the front aspect, convector radiator.

BEDROOM THREE

9'7 x 7'3 (2.92m x 2.21m)

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

BATHROOM

5'7 x 5'4 (1.70m x 1.63m)

Fitted with a two piece suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, tiled splashback, uPVC double glazed window to the rear aspect, convector radiator.

SEPARATE WC

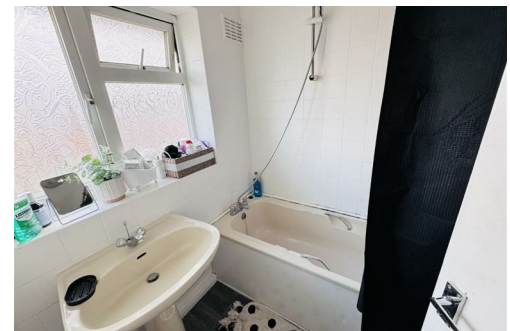
Fitted with a low level WC in white, tiled walls, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front garden with brick boundary wall. A paved driveway allows useful off street parking. The enclosed rear garden features lawn with fenced boundaries and brick outhouse.

NB

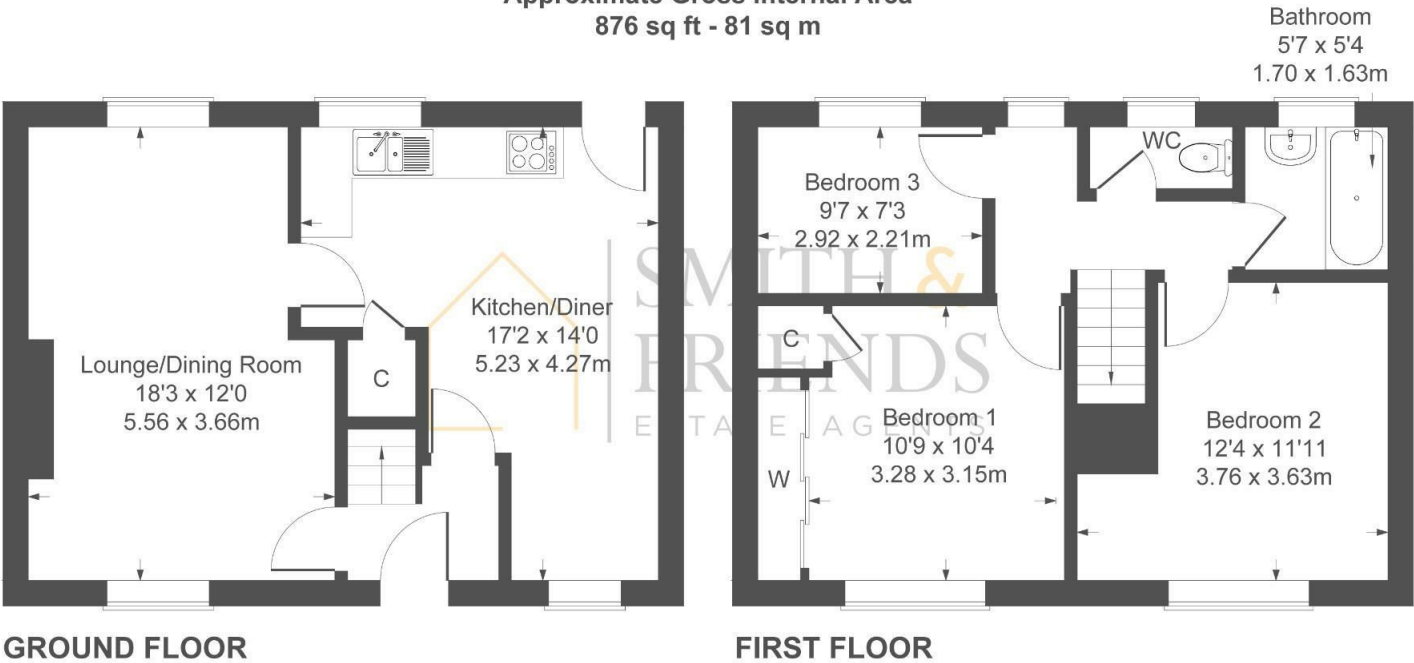
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Highland Road, Hartlepool, TS25 3EQ

Highland Road

Approximate Gross Internal Area
876 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		
(69-80) C		
(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		
	66	78

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