

Goldsmith Avenue, Hartlepool, TS24 9PN
3 Bed - House - Mid Terrace
Starting Bid £60,000

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

SMITH & FRIENDS
ESTATE AGENTS









Goldsmith Avenue, TS24 9PN

** TO BE SOLD BY MODERN METHOD OF AUCTION: STARTING BID £60,000 PLUS RESERVATION FEE **

NO CHAIN INVOLVEDA three bedroom mid terraced property occupying a pleasant set back position on Goldsmith Avenue. The property features gas central heating and briefly comprises: entrance vestibule with stairs to the first floor, spacious lounge leading into the dining area and through to the kitchen. A large utility completes the ground floor, whilst to the first floor are three bedrooms, bathroom and separate WC. Externally is a low maintenance front, shared passage to the side and good size rear garden with artificial turf and block paved patio. Goldsmith Avenue is located off King Oswy Drive with easy access to local schools.







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
Accessed via uPVC double glazed entrance door, staircase to the first floor, laminate flooring, single radiator, access to:

LOUNGE AREA
17' x 10'5 (5.18m x 3.18m)
A good size lounge with uPVC double glazed window to the front aspect, laminate flooring, coving to ceiling, double radiator, access to:

DINING AREA
9' x 7'11 (2.74m x 2.41m)
Matching laminate flooring, uPVC double glazed window to the rear aspect, single radiator, archway into the kitchen.

KITCHEN
8'9 x 8'5 (2.67m x 2.57m)
Fitted with a range of units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, space for free standing cooker, recess for dryer, built-in storage cupboard, matching laminate flooring, glazed door through to the utility area.

UTILITY ROOM
10'9 x 7' (3.28m x 2.13m)
Space for additional appliances, glazed door to the rear garden, uPVC double glazed windows.

FIRST FLOOR

LANDING
Access to bedrooms, bathroom and separate WC.

BEDROOM ONE
13'7 x 10'5 (4.14m x 3.18m)
A good size master bedroom with uPVC double glazed window overlooking the green, single radiator.

BEDROOM TWO
12'4 x 8'7 (3.76m x 2.62m)
uPVC double glazed window overlooking the rear garden, double radiator.

BEDROOM THREE
10'4 x 8'5 (3.15m x 2.57m)
Built-in storage cupboard, gas central heating boiler, uPVC double glazed window to the front aspect, convector radiator.

BATHROOM
5'6 x 5'6 (1.68m x 1.68m)
Fitted with a two piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

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

EXTERNALLY
The property occupies a pleasant set back position with a low maintenance front garden. A shared passage to the side leads through to the enclosed rear garden with artificial turf, block paved patio, brick outhouse and fenced boundaries.

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.






LIFE isn't about
waiting for the
Storm to pass it's about
learning to dance
in the RAIN





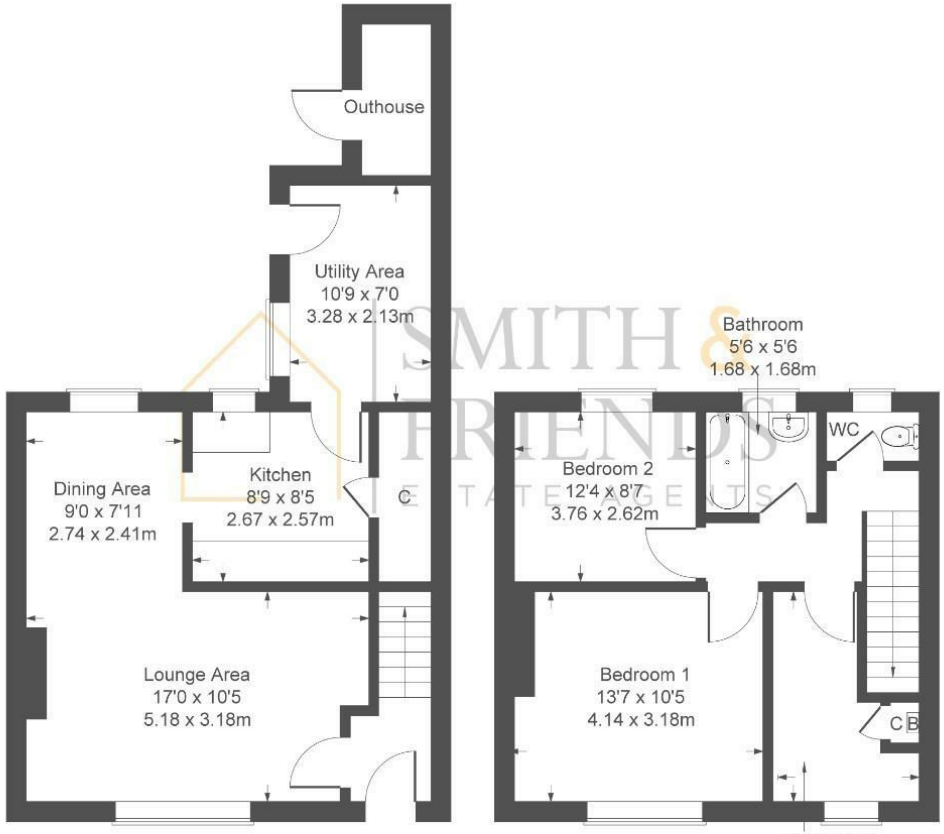




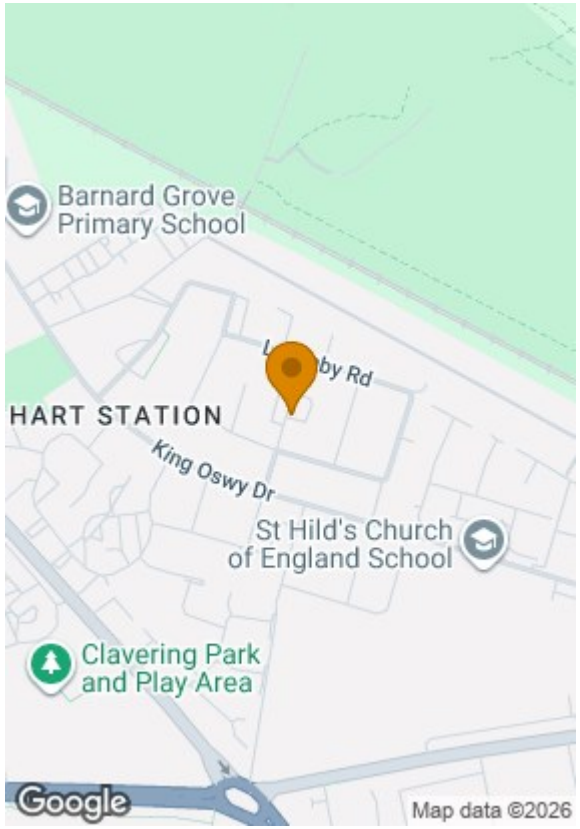


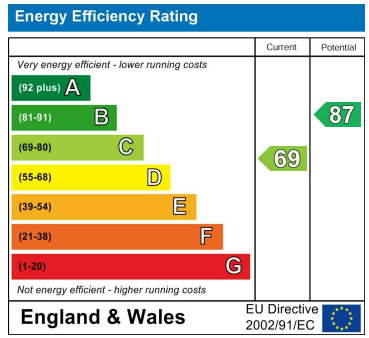
Goldsmith Avenue

Approximate Gross Internal Area
855 sq ft - 79 sq m
(Excluding Outhouse)



Not to Scale. Produced by The Plan Portal 2026
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.

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

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