

AUCTION



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £35,000 PLUS RESERVATION FEE ****

**** IDEAL INVESTMENT OPPORTUNITY ** CAN BE SOLD WITH TENANTS IN SITU **** Two bedroom mid terraced house. Excellent local shopping facilities are available in Elwick Road, with Middleton Grange Shopping Centre within a short strolling distance away. Features include gas central heating and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, lounge, kitchen with 'beech' style units and a ground floor bathroom/WC. On the first floor are two bedrooms. Externally is an enclosed rear yard.

Baden Street, Hartlepool, TS26 9BJ

2 Bed - House - Mid Terrace

Starting Bid £35,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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

Glass panelled door, door into the lounge.

LOUNGE

15'8 x 13'5 (4.78m x 4.09m)

uPVC double glazed window, radiator.

INNER HALLWAY

Staircase to first floor landing.

KITCHEN

16'1 x 5'11 (4.90m x 1.80m)

Fitted with 'beech' style units.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand and low level WC.

FIRST FLOOR

BEDROOM 1

12'10 x 13'9 (3.91m x 4.19m)

uPVC double glazed window to front, radiator.

BEDROOM 2

9'3 x 6'3 (2.82m x 1.91m)

uPVC double glazed window to rear, radiator.

EXTERNALLY

Enclosed rear yard.

NB

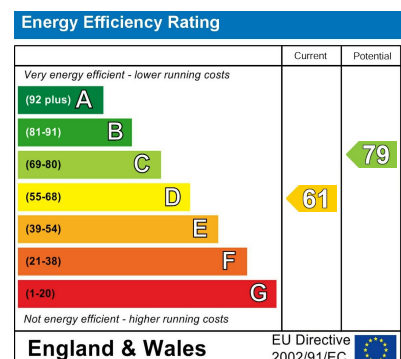
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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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