



Enjoying a prime seafront position and rarely available on the market, this spacious five bedroom home boasts stunning panoramic sea views and generous accommodation, ideal for family living. The layout briefly comprises: a deep entrance hall, lounge, and well appointed dining kitchen. There are five bedrooms in total, including a master with en-suite, a family bathroom and a versatile basement room. Externally, there is a yard to the rear. The property also benefits from gas central heating and double glazing throughout. Internal viewing is highly recommended.

**The Green, Hartlepool, TS25 1AR**  
**5 Bedroom - House - Mid Terrace**  
**Asking Price £270,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**





## The Green, Hartlepool, TS25 1AR



### 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 HALLWAY

Entrance door, double radiator.

#### LOUNGE

**18'4 x 13'8 (5.59m x 4.17m)**

Double glazed bay window to front, stylish surround to fireplace with marble hearth and interior, inset 'coal' effect living flame gas fire, radiator.

#### DINING KITCHEN

**14'9 x 12'9 (4.50m x 3.89m)**

Fitted with a range of wall, base and drawer units with contrasting working surfaces, inset stainless steel sink and drainer, plumbing for washing machine and space for fridge and freezer; double glazed window to rear, door giving access to rear yard.

#### BASEMENT

**13'7 x 5'10 (3.96m'2.13m x 1.52m'3.05m)**

Accessed via the hallway; can be used as an office or gym.

### FIRST FLOOR HALF LANDING

#### BEDROOM

**14'11 x 11'3 (4.55m x 3.43m)**

uPVC double glazed bay window to front, fitted wardrobes, radiator, archway to en-suite.

#### EN SUITE

**13'9 x 8' (4.19m x 2.44m)**

White suite comprising: corner bath with mixer tap and shower attachment, low level WC, wash hand basin set in vanity unit with cupboards below, fully tiled walk-in shower cubicle; double panel radiator.

#### BEDROOM

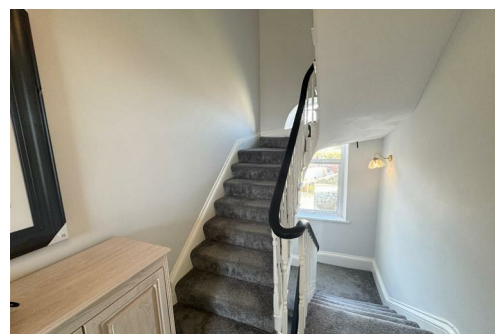
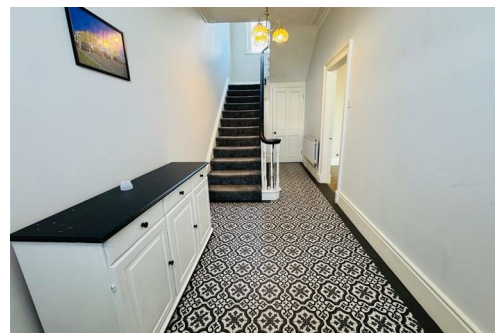
**8'2 x 7'1 (2.49m x 2.16m)**

Double glazed window to front, radiator.

### SECOND FLOOR

#### BATHROOM

White and chrome suite comprising: panelled bath, pedestal wash basin and low level WC.



## The Green, Hartlepool, TS25 1AR



### BEDROOM

13'9 x 11'7 (4.19m x 3.53m)

Double glazed window, radiator.

### BEDROOM

11'10 x 7'10 (3.61m x 2.39m)

Double glazed window, built-in wardrobe, cupboard, radiator.

### BEDROOM

7'10 x 6'10 (2.13m'3.05m x 1.83m'3.05m )

Double glazed window, radiator.

### EXTERNALLY

Yard to rear, with brick built 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.





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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		
	67	78
England & Wales		EU Directive 2002/91/EC



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. We 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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