

**AUCTION**



**Jackson Street, Hartlepool, TS25 5RZ**  
**2 Bed - House - Terraced**  
**Starting Bid £39,999**

**Council Tax Band: A**  
**EPC Rating: E**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Jackson Street, Hartlepool, TS25 5RZ

\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £39,999 PLUS RESERVATION FEE \*\*

\*\* NO CHAIN INVOLVED \*\* AVAILABLE IMMEDIATELY \*\*

A two bedroom mid terraced house with gas central heating via a combination boiler, uPVC double glazing (except to kitchen and bathroom) and cavity wall insulation. The accommodation briefly comprises: lounge with a 'traditional' style fire surround, kitchen with a range of 'maple' effect units and a free standing gas cooker, plus a bathroom/WC with a white suite and an electric shower fitting over the bath. To the first floor are two bedrooms and on the second floor is a further attic room. Externally is an enclosed rear yard.

### 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 3'5 x 3'3 (1.04m x 0.99m)

uPVC double glazed glass panelled door, door into the lounge.

#### LOUNGE 15'7 x 13'10 (4.75m x 4.22m)

uPVC double glazed window to front aspect, radiator.

#### INNER HALLWAY 6'8 x 2'7 (2.03m x 0.79m)

Staircase to first floor landing.

#### FAMILY BATHROOM/WC 6'7 x 4'10 (2.01m x 1.47m)

White and chrome suite comprising: panelled bath with shower over, pedestal wash and basin and low level WC; uPVC double glazed window, radiator.

#### KITCHEN 10'4 x 5'10 (3.15m x 1.78m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap. plumbing for washing machine, space for fridge and freezer.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 (front) 9'10 x 13'11 (3.00m x 4.24m)

uPVC double glazed window to front, radiator.

#### BEDROOM 2 (rear) 8'11 x 5'5 (2.72m x 1.65m)

uPVC double glazed window to rear, radiator.

#### BEDROOM 3 11'6 x 14' (3.51m x 4.27m)

Two double glazed skylights.

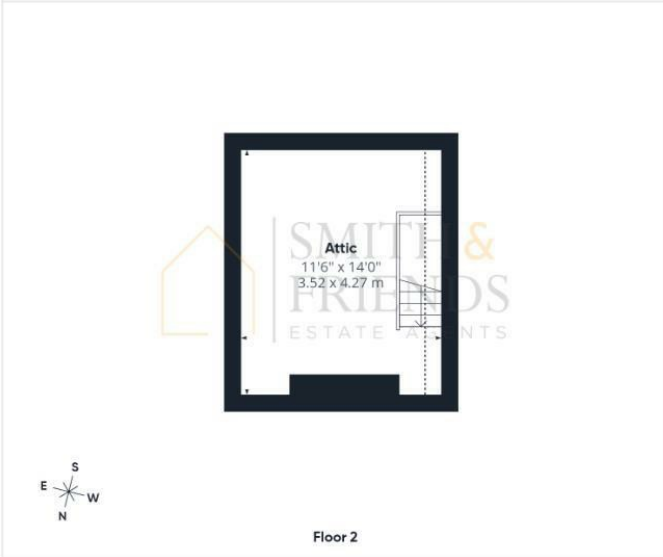
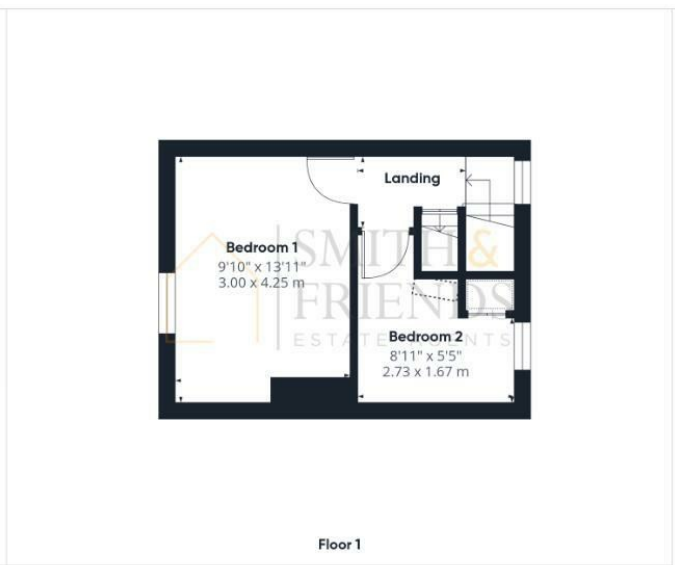
### EXTERNALLY

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.





**Approximate total area<sup>®</sup>**  
 724 ft<sup>2</sup>  
 67.3 m<sup>2</sup>

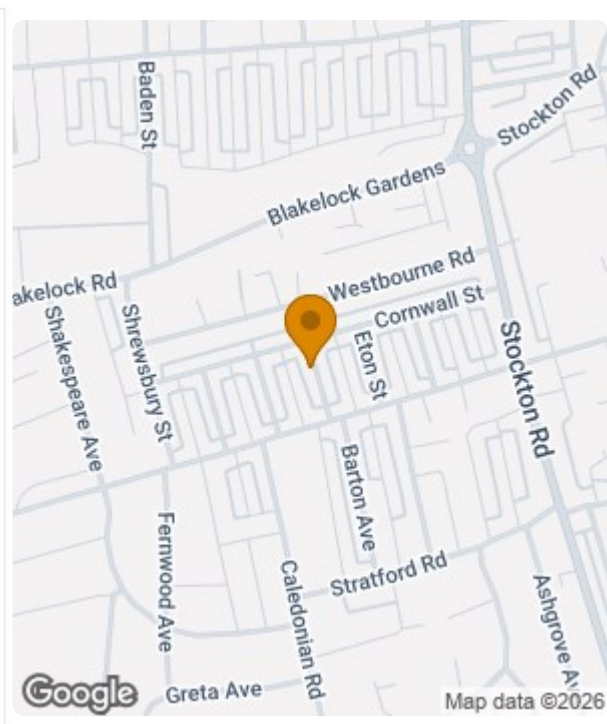
**Reduced headroom**  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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. 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**

