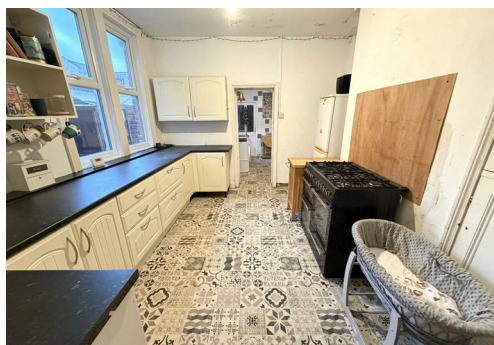


AUCTION



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £110,000 PLUS RESERVATION FEE ****
NO CHAIN INVOLVED ** A deceptively spacious and well proportioned FIVE BEDROOM mid terraced property offering versatile accommodation spread over three floors, with two reception rooms. A great investment opportunity with huge potential, measuring over 2,000 sq. ft. The home features uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the space on offer, with a layout which briefly comprises: entrance porch through to a deep entrance hall with stairs to the first floor and access to both reception rooms, the kitchen leads through to a useful utility room/additional kitchen area and into a rear workshop/potential ground floor shower room. To the first floor, from the half landing is access to the family bathroom with separate WC, the main landing gives access to three bedrooms, two doubles and one single, whilst to the second floor there are a further two generous bedrooms. The property is set back from the road with a long front garden, whilst to the rear is an enclosed yard. Local amenities, schools and transport links are well situated.

Elwick Road, Hartlepool, TS26 9AX

5 Bedroom - House - Mid Terrace

Starting Bid £110,000

EPC Rating: F

Tenure: Freehold

Council Tax Band: B

 **SMITH & FRIENDS**
ESTATE AGENTS

Elwick Road, Hartlepool, TS26 9AX

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 PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, high coved ceiling, glazed internal door with feature arch incorporating glazed screens with fanlight above giving access to the entrance hall.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post, high coved ceiling, large single radiator, access to both reception rooms and kitchen.

FRONT LOUNGE

15' x 14'10 (4.57m x 4.52m)

Large uPVC double glazed bay window to the front aspect, 'period' style fire surround with tiled cast iron insert, detailed ceiling with deep coving, large double radiator.

REAR RECEPTION ROOM

13' x 15'9 (3.96m x 4.80m)

Large uPVC double glazed window to the rear aspect, coving to ceiling, double radiator.

KITCHEN

10'5 x 12'11 (3.18m x 3.94m)

Fitted with a range of units to base and wall level with contrasting work surfaces, space for free standing cooking range, built-in storage to alcove, space for free standing fridge/freezer, two uPVC double glazed windows to the side aspect, access to:

UTILITY

7'11 x 10'7 (2.41m x 3.23m)

Fitted with a range of units with contrasting work surfaces, tiling to splashback, stainless steel sink with mixer tap and drainer, worktop with plumbing below for washing machine, two uPVC double glazed windows, access to:

STORAGE ROOM/WORKSHOP

9'4 x 6' (2.84m x 1.83m)

uPVC double glazed door to the rear yard, convector radiator. Offering great scope to be used as a ground floor shower room with a corner shower and WC.

FIRST FLOOR

HALF LANDING

uPVC double glazed window to the side aspect, built-in storage, access to bathroom.

BATHROOM

10'3 x 10' (3.12m x 3.05m)

Bath with dual taps and shower over, protective shower screen, inset wash hand basin with mixer tap and vanity cabinet below, panelling to walls, uPVC double glazed window to the side aspect, panelled ceiling, built-in storage cupboard housing gas central heating boiler with uPVC double glazed door, double radiator.

WC

Separate WC to the bathroom.

MAIN LANDING

Built-in storage cupboard, access to three bedrooms.

BEDROOM ONE

12'11 x 14'11 (3.94m x 4.55m)

Two uPVC double glazed windows to the front aspect, ornate period fire surround with inset mirror, high coved ceiling, central ceiling rose, large single radiator.

BEDROOM TWO

13'1 x 13'11 (3.99m x 4.24m)

uPVC double glazed window to the rear aspect, storage to alcoves, single radiator.



BEDROOM THREE

6'7 x 12'1 (2.01m x 3.68m)

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

SECOND FLOOR

HALF LANDING

uPVC double glazed window to the rear aspect, stairs to the main landing.

MAIN LANDING

Built-in storage cupboard, access to bedrooms four and five.

BEDROOM FOUR

18'7 x 15' (5.66m x 4.57m)

A generous bedroom with two uPVC double glazed windows to the front aspect, single radiator.

BEDROOM FIVE

11'10 x 14' (3.61m x 4.27m)

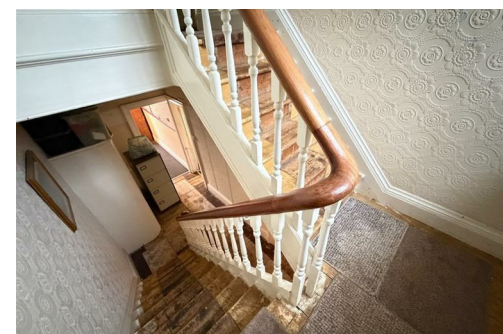
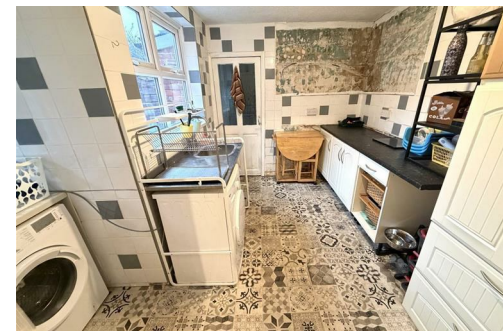
uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property occupies a set back position on Elwick Road, with a long front garden incorporating a paved walkway, lawn and brick boundary with gated access. To the rear is an enclosed 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.



Elwick Road, Hartlepool, TS26 9AX



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			36
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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