



Gloucester Street, TS25 5QZ
3 Bed - House - Semi-Detached
Starting Bid £68,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Gloucester Street, TS25 5QZ

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £68,000 PLUS RESERVATION FEE **

Situated in the popular Oxford Road area of Hartlepool, this well presented and deceptively spacious three bedroom semi-detached home comes with viewing strongly recommended, making it an ideal purchase for first time buyers, growing families and investors alike.

Conveniently located within easy reach of local shops, schools and local amenities, the property offers well planned accommodation comprising: entrance vestibule, a bright bay-fronted lounge, opening into the spacious dining room with French doors opening onto the rear courtyard, a well equipped kitchen and a refitted shower room finished with a modern white suite.

To the first floor are three well proportioned bedrooms and a useful fully boarded attic which is accessed from the landing.

Externally, the property benefits from a traditional palisade front garden and a pleasant enclosed rear courtyard.

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 HALLWAY

Glass panelled front door, staircase to first floor landing.

LOUNGE

14' x 12'2 (4.27m x 3.71m)

uPVC double glazed bay window to front, radiator, opening into the dining room.

DINING ROOM

17'5 x 8' (5.31m x 2.44m)

uPVC double glazed French doors opening onto the rear garden, radiator, under stairs storage cupboard.

KITCHEN

13' x 8'1 (3.96m x 2.46m)

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window.

REAR LOBBY

uPVC double glazed glass panelled door opening into the rear yard.

SHOWER ROOM/WC

White and chrome suite with double shower, pedestal wash hand basin and low level WC; uPVC double glazed window, co-ordinated tiled walls, radiator.

FIRST FLOOR

LANDING

Staircase to ATTIC (16' x 14'1) (4.88m x 4.29m).

BEDROOM (front)

11'6 x 11'2 (3.51m x 3.40m)

uPVC double glazed window, built-in wardrobes, radiator.

BEDROOM (front)

8'8 x 6'11 (2.64m x 2.11m)

uPVC double glazed window to front, radiator.

BEDROOM (rear)

8'2 x 5'3 (2.49m x 1.60m)

uPVC double glazed window, radiator, built-in storage.

EXTERNALLY

Enclosed rear yard with gated access.

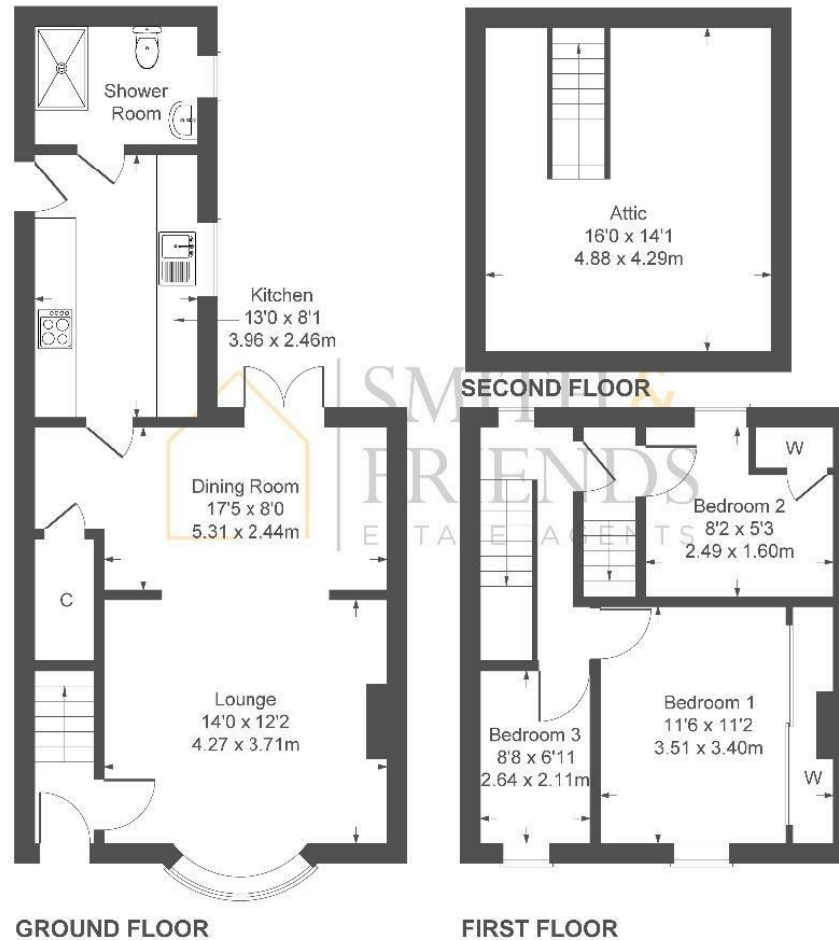
NB

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.



Gloucester St

Approximate Gross Internal Area
1106 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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		
England & Wales	60	72
	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

