

**AUCTION**



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £81,000 PLUS RESERVATION FEE \*\*\* SOLD WITH TENANT \*\*\* We are delighted to offer for sale this mature three bedroom end terrace house. The home is warmed by gas fired central heating and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, open plan lounge/kitchen/breakfast area, the lounge area has a feature fireplace and the kitchen area has been well fitted with 'oak shaker' style units and includes a built-in oven, hob and extractor. The kitchen leads to a rear lobby and an outstanding bathroom/WC which has been fitted with a white suite and has beautiful tiling to walls. To the first floor are three bedrooms, the master bedroom having sliding wardrobes. Externally is a palisade to the front, whilst to the rear of the property is an enclosed yard which has a sunny aspect.

**Welldeck Road, Hartlepool, TS26 8JS**

**3 Bed - House - End Terrace**

**Starting Bid £81,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Welldeck Road, Hartlepool, TS26 8JS



## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## GROUND FLOOR

### ENTRANCE VESTIBULE

uPVC double glazed entrance door, radiator, staircase to first floor.

### OPEN PLAN LOUNGE/KITCHEN/BREAKFAST AREA

#### LOUNGE AREA (front)

14'9" x 12'0" into alcove, overall (4.50m x 3.66m into alcove, overall)

Feature fireplace with inset living flame gas fire, uPVC double glazed bay window, radiator.

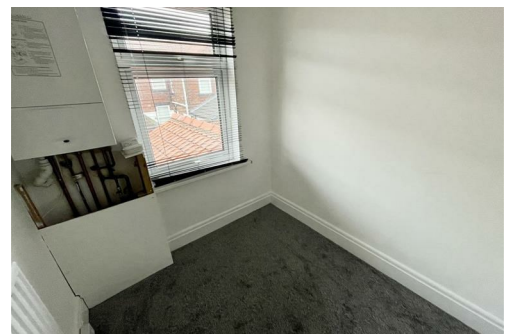
#### KITCHEN/BREAKFAST AREA

9'3" x 15'1" overall (2.82m x 4.60m overall)

The kitchen area has been fitted with 'oak shaker' style base, wall and drawer units with working surfaces incorporating inset one and a half single drainer sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, black tiling to splashback, uPVC double glazed window, under stairs storage cupboard, radiator, door to:

#### REAR LOBBY

uPVC double glazed door to rear yard.



# Welldeck Road, Hartlepool, TS26 8JS



## BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, impressive tiling to walls, two uPVC double glazed opaque windows, radiator.

## FIRST FLOOR

### LANDING

### BEDROOM 1 (front)

**15'5" x 11'3" overall (4.70m x 3.43m overall)**

Built-in mirror fronted sliding wardrobes, uPVC double glazed bay window, radiator, walk-in storage cupboard with uPVC double glazed window.

### BEDROOM 2 (rear)

**10'2" x 8'5" overall (3.12m x 2.59m overall)**

uPVC double glazed window, radiator, laminate flooring.

### BEDROOM 3 (rear)

**6'5" x 8'0" overall (1.96m x 2.44m overall)**

uPVC double glazed window, radiator.

## OUTSIDE

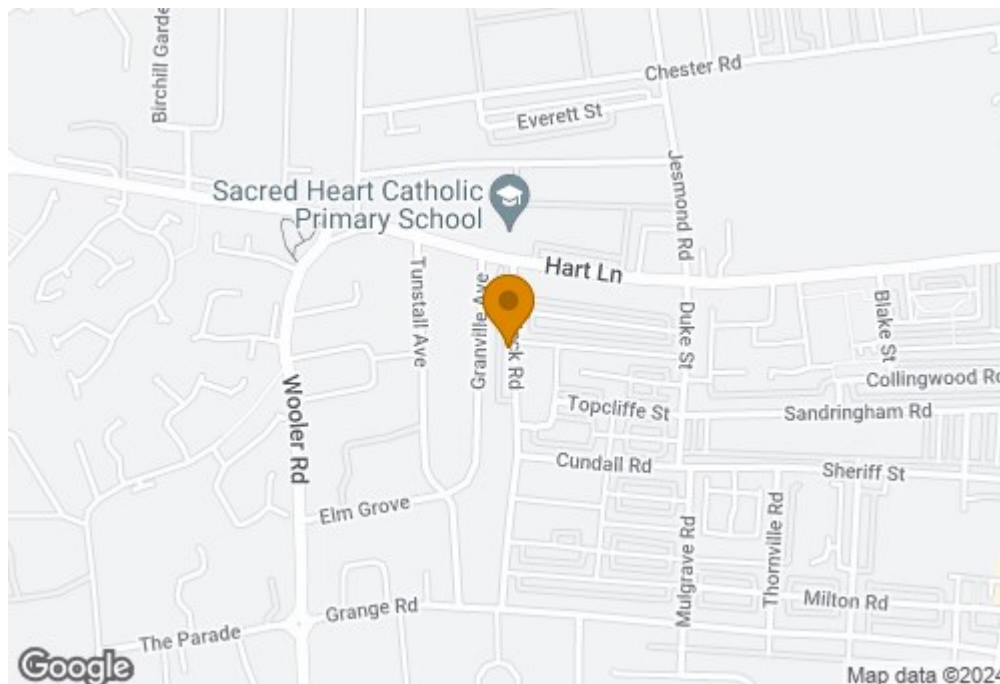
To the front of the property is a palisade. The enclosed rear garden has a westerly aspect with gated access.

## NB 1

Photographs taken prior to current tenancy.

## NB 2

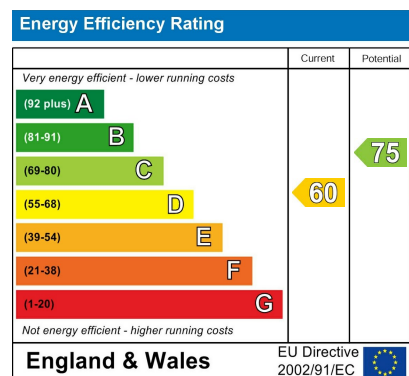
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Welldeck Road, Hartlepool, TS26 8JS

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

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

