

AUCTION



***** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £54,000 PLUS RESERVATION FEE *****

***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A spacious two bedroom semi detached property benefitting from a **GENEROUS REAR GARDEN**. The home is likely to appeal to a wide variety of buyers including first time buyers and investors and is conveniently located within close proximity of both schools and amenities. The accommodation is warmed by gas central heating and features uPVC double glazing, whilst in brief the layout comprises: entrance hallway with stairs to the first floor, lounge and kitchen. To the first floor, the landing gives access to the two double bedrooms and family bathroom. Externally is a low maintenance front garden and a generous rear garden which is predominantly lawned.

West View Road, Hartlepool, TS24 9LG

2 Bed - House - Semi-Detached

Starting Bid £54,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

West View Road, Hartlepool, TS24 9LG

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

HALLWAY

uPVC double glazed glass panelled door, staircase to first floor landing, radiator.

LOUNGE 15'5 x 11'7 (4.70m x 3.53m)

uPVC double glazed window to front, radiator.

KITCHEN 18'7 x 6'7 (5.66m x 2.01m)

Fitted with a range of wall, base and drawer units with matching worktops, stainless steel sink and drainer, gas cooker, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, double glazed door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to side.

BEDROOM 1 15'6 x 9'11 (4.72m x 3.02m)

uPVC double glazed window to front, radiator.

BEDROOM 2 12'3 x 8'6 (3.73m x 2.59m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Panelled bath with shower over, pedestal wash hand basin and low level WC; uPVC double glazed window to rear.

EXTERNALLY

Enclosed front and rear gardens.

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.

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, conveyancing and removal 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			
(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		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

