

**AUCTION**



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £40,000 PLUS RESERVATION FEE \*\*\* NO CHAIN INVOLVED \*\*\* A larger style end terraced property located adjacent to Lynnfield Primary School and within a short stroll of Hartlepool town centre. The home offers accommodation over three floors, with **THREE DOUBLE BEDROOMS**. An ideal purchase for a buy to let investor, with work required to bring the property up to standard. The home currently features gas central heating and uPVC double glazing to most windows. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance vestibule through to the hall with stairs to the first floor and access to the lounge, the kitchen/diner leads through to a rear lobby/utility area and into the ground floor bathroom. To the first floor are two bedrooms, with bedroom one measuring over 16ft. A further generous bedroom is located to the top floor, whilst externally is an enclosed yard to the rear with secure gated access. Sheriff Street is located just off Murray Street, close to amenities and transport links.

**Sheriff Street, Hartlepool, TS26 8HE**

**3 Bed - House - End Terrace**

**Starting Bid £40,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

## 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 4.5% 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

Accessed via uPVC entrance door with uPVC double glazed fanlight above, glazed internal door through to the hall.

### ENTRANCE HALL

Stairs to the first floor, access to lounge and kitchen.

### FRONT LOUNGE

**12'3 x 11' (3.73m x 3.35m)**

Two uPVC double glazed windows to the front aspect, double radiator.

### KITCHEN/DINER

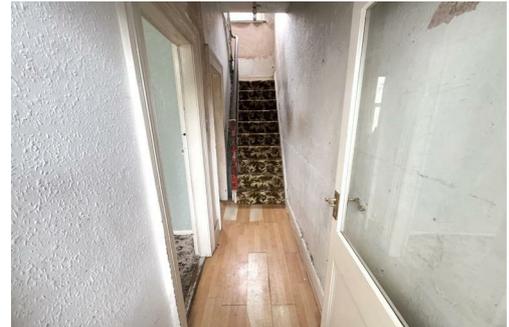
**12'4 x 10'11 (3.76m x 3.33m)**

Fitted with a range of units to base and wall level with roll-top work surface, inset single drainer stainless steel sink with mixer tap, part tiled splashback, uPVC double glazed window to the rear aspect, double radiator.

### REAR LOBBY/UTILITY AREA

**4'11 x 4'7 (1.50m x 1.40m)**

Under stairs storage area, access to UTILITY AREA: space for free standing appliances, Alpha HE CB33 gas central heating boiler, door to the rear yard, access to the ground floor bathroom.



# Sheriff Street, Hartlepool, TS26 8HE



## GROUND FLOOR BATHROOM/WC

5'3 x 6'3 (1.60m x 1.91m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with mixer tap, low level WC, part panelling and tiling to splashback, heated towel radiator, window to the side aspect.

## FIRST FLOOR

### HALF LANDING

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

### MAIN LANDING

Access to bedrooms one and two, closed off staircase giving access to bedroom three.

### BEDROOM ONE

16'2 x 11' (4.93m x 3.35m)

uPVC double glazed window overlooking school fields to the front, under stairs storage cupboard, single radiator.

### BEDROOM TWO

9'11 x 10'11 (3.02m x 3.33m)

Built-in wardrobe, sliding sash window to the rear aspect, single radiator.

## SECOND FLOOR

### BEDROOM THREE

14'11 x 14'4 (4.55m x 4.37m)

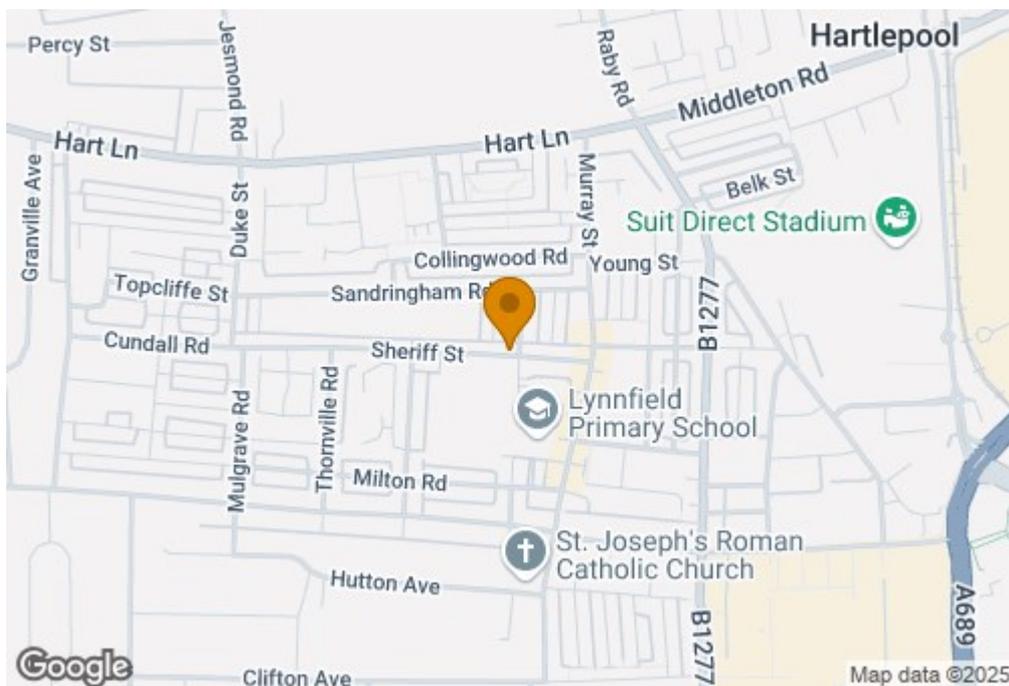
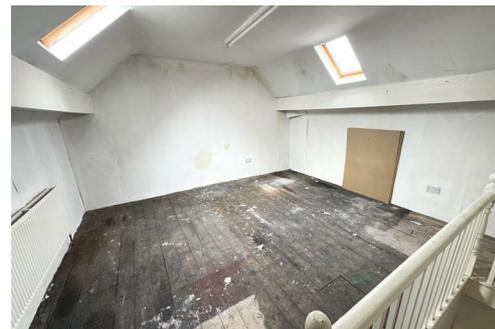
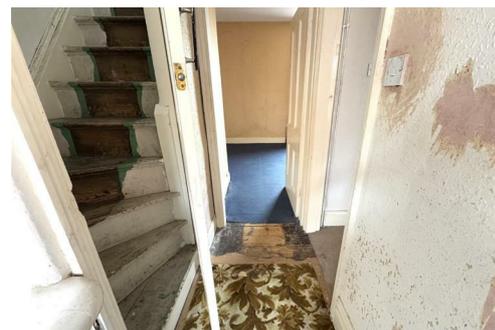
Two double glazed 'Velux' style windows, double radiator.

## EXTERNALLY

The property features an enclosed yard to the rear with gated access.

## NB

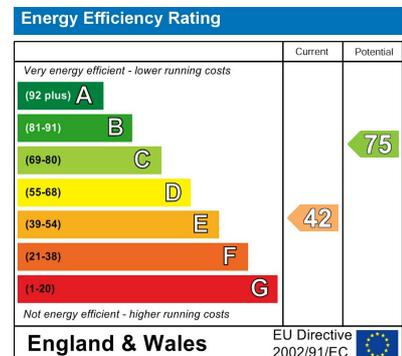
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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.



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