



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £49,999 PLUS RESERVATION FEE \*\*\* An excellent investment or starter home has come to the market with NO FORWARD CHAIN and VACANT POSSESSION. The property is ready to move straight into, offering space throughout. The property comprises of: an entrance hallway, lounge with internal doors leading through into the separate dining room and a galley style kitchen on the ground floor. The upper level offers a split level landing with two double bedrooms, both having the benefit of fitted robes, and a generous bathroom. Externally, the rear yard has been well maintained having pots and a seating area. Street parking to the front of the property. Location: situated close to local schools, amenities, shops and Burn Valley.

**Ellison Street, Hartlepool, TS26 9AN**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £49,999**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**





Ellison Street, Hartlepool, TS26 9AN

**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 HALLWAY**  
Carpet flooring, entrance door, stairs to upper floor.

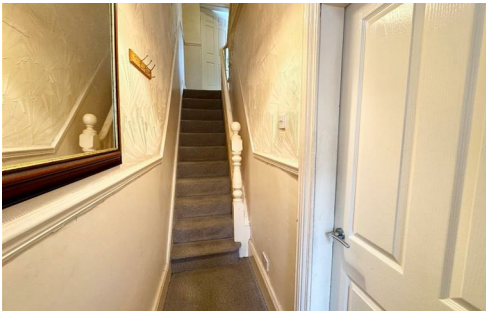
**LOUNGE**  
Front double glazed window and internal doors leading through to the dining room.

**DINING ROOM**  
Double glazed rear doors and access to the kitchen.

**KITCHEN**  
Double glazed window, flooring, storage cupboard.

**FIRST FLOOR LANDING**  
Carpet flooring.

**BATHROOM/WC**  
Side double glazed window, WC, wash hand basin and bath.



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		

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