



Thornbury Close, Hartlepool TS27 3RA

welcome to

Thornbury Close, Hartlepool

This significantly extended 3/4 Bedroomed Detached home offers spacious living accommodation benefiting from a Garage conversion and rear extension.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Radiator, decorative coved corning.

Kitchen

9' 8" x 7' 8" (2.95m x 2.34m)

Fitted with a range of black hi gloss wall and base units with complementing working surfaces and contrasting splashback tiling, inset stainless steel sink/ drainer unit with chrome mixer tap, built in electric oven, hob and hood, recess and plumbing for washing machine, radiator, coved corning, uPVC Double Glazed window to front aspect.

Second Reception Room

16' 4" x 7' 8" (4.98m x 2.34m)

Garage Conversion, uPVC Double Glazed window to front aspect, radiator, recess spotlighting to ceiling, cupboard housing gas central heating boiler.

Guest Wc

UPVC Double Glazed opaque window to side aspect, low level low flush wc, wall mounted white wash hand basin, radiator, coved corning.

Living Room

20' 1" x 14' 2" Maximum measurements (6.12m x 4.32m Maximum measurements)

uPVC Double Glazed window to side aspect and to rear, radiator, decorative cove corning, staircase to First Floor double; doors leading to:

Rear Lobby

UPVC Double Glazed door to side aspect, radiator.

Third Reception Room

10' 7" x 11' 1" (3.23m x 3.38m)

Currently used as a Bedroom. uPVC Double Glazed window to rear aspect, radiator.





En-Suite

uPVC Double Glazed window to rear aspect, fitted with a 3-piece white suite comprising panelled bath with electric shower over, low level low flush wc, wall mounted wash hand basin, radiator, recess spotlighting to ceiling.

First Floor

Landing

With uPVC Double Glazed opaque window to side aspect, loft void access, decorative coved cornicing, airing cupboard.

Bedroom 1

11' 1" x 11' 3" (3.38m x 3.43m)
Fitted double wardrobe, uPVC Double Glazed window to rear aspect, cove cornicing.

En-Suite

uPVC Double Glazed window to side aspect, shower cubicle with mains supply shower, low level low flush wc, pedestal wash hand basin, radiator, shaver point, cove cornicing, extractor fan.

Bedroom 2

12' 6" Max x 11' 1" Max (3.81m Max x 3.38m Max)
uPVC Double Glazed window to front aspect, fitted double robe, coved cornicing, radiator.

Bedroom 3

8' 8" x 9' 1" Maximum measurements (2.64m x 2.77m Maximum measurements)
UPVC Double Glazed window to front aspect, fitted double robes, radiator.

Bathroom

Fitted with a 3 piece white suite comprising panelled bath with mains shower over, low level low flush wc, pedestal wash hand basin with chrome mixer tap, radiator, uPVC Double Glazed window to rear aspect, decorative coved cornicing, recess spot lighting to ceiling.

Externally

Front Garden

Low maintenance with driveway, offering off street parking, side access to:

Enclosed Rear Garden

Predominantly laid to lawn.



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Thornbury Close, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 RECEPTION ROOMS
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£125,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
HAR116592 - 0010

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