



**Chester Road, Hartlepool, TS24 8QL**

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## **Chester Road, Hartlepool**

This three/two bedroom semi-detached home is situated on Chester Road, conveniently located close to local amenities and bus routes. The property would make an ideal investment opportunity or first-time purchase.

### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 Hall**

Entered via a UPVC double glazed door into the entrance hall, tiled flooring, radiator, stairs to first floor, door leading into lounge/ diner.

### **Lounge/ Diner**

Lounge - UPVC double glazed bow window to front, laminate flooring, radiator.

Dining area - tiled flooring, 2nd radiator, wall lights, door leading into kitchen, understairs storage cupboard.

### **Kitchen**

UPVC double glazed window to rear, range of wall and base units with complimenting working surfaces, black subway tiled splashback, radiator, tiled flooring, door leading to a further reception room, inset electric oven, four ring gas hob with stainless steel extractor over, stainless steel sink/ drainer with mixer tap, space for under counter appliances, wall mounted Potterton combi boiler, UPVC double glazed door to side that leads to rear lobby, UPVC double glazed door to rear that leads to rear yard.

### **Reception Room 2/ Bedroom 3**

Internal UPVC double glazed window to the rear, radiator, door leading to a downstairs wc.

### **Downstairs Wc**

Tiled flooring, extractor fan, tiled walls, wall mounted wash hand basin with mixer tap, toilet.

### **Landing**

Doors leading to bedroom 1, 2 and family bathroom, partially boarded loft for storage.

### **Bedroom 1**

UPVC double glazed window to front, 2 door built in storage cupboard, radiator.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, loft hatch access with a pull down ladder.





### **Family Bathroom**

UPVC double glazed window to the rear, radiator, vinyl flooring, low level low flush wc, wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment, Triton electric shower over.

### **Rear Yard**

Concrete, double wooden gates to the side, wood built storage shed.

### **Front Of Property**

Wall and fence enclosed with a front palisade and wrought iron gate.



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## Chester Road, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LARGE LOUNGE
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£60,000**



Total floor area 82.8 m<sup>2</sup> (892 sq.ft.) approx

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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