



Caledonian Road, Hartlepool, TS25 5LH

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Caledonian Road, Hartlepool

This three bedroom, mid-terrace home is conveniently situated close to local amenities and well-served bus routes, making it an ideal purchase for a variety of buyers including first-time purchasers, families and investors alike.

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 Vestibule

Entered via UPVC double glazed door, coved cornicing, door leading into entrance hall.

Entrance Hall

Stairs leading to first floor, radiator, door leading to lounge, door leading to reception room 2.

Lounge

UPVC double glazed bay window to front, feature fire with decorative surround and hearth, laminate flooring, radiator.

Reception Room 2

UPVC double glazed window to rear, laminate flooring, radiator, wall lights in alcoves, door leading to kitchen.

Kitchen

UPVC double glazed window to side, range of wall and base units with complementing working surfaces and a tiled subway splashback, stainless steel sink/drainage with mixer tap, plumbing and recess for washing machine, space for free standing fridge freezer, understairs storage cupboard, radiator, UPVC double glazed door to side leading to alleyway, door leading to downstairs family bathroom.

Family Bathroom

UPVC double glazed window to side, panelled bath with mixer tap and hand held shower attachment, chrome heated towel rail, low level low flush WC, wash hand basin, cladded ceiling, spotlights to ceiling, bathroom wall boarded cladded walls, laminate flooring.

First Floor Landing

Gives access to bedrooms, UPVC double glazed window to rear, built in storage cupboard.

Bedroom 2

UPVC double glazed window to rear, 2 built in storage cupboards, radiator.





Bedroom 3

UPVC double glazed window to front, radiator.

Bedroom 1

UPVC double glazed bay window to front, radiator, coved cornicing.

Front

Wall enclosed palisade, on street parking.

Rear Yard

Wall enclosed, brick built outbuilding, wooden gate that leads to rear alleyway.



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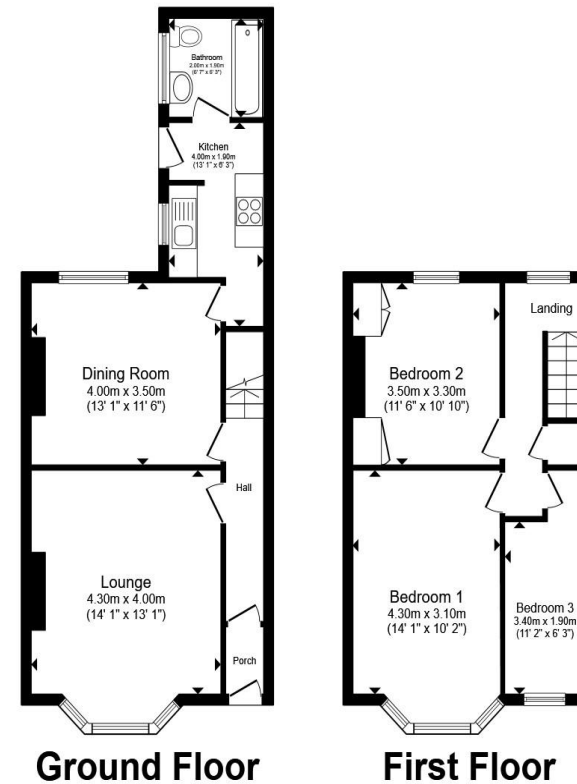
Caledonian Road, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM HOME
- TWO RECEPTION ROOMS

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

guide price

£75,000



Total floor area 89.7 m² (966 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

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Property Ref:
HAR120273 - 0003

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