



**Catherine Street, Hartlepool, TS24 0QB**

**welcome to**

## **Catherine Street, Hartlepool**

Fabulous, Victorian, bay fronted, three bedroom terraced home! Desirably located a stones throw from the sea on the historic Headland with local amenities, public house and bus route close by.

### **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 composite double glazed door to front, wooden single glazed door into entrance hallway, half wood panelled walls.

### **Entrance Hallway**

Vinyl flooring, stairs to first floor, dado rail, radiator, doors leading to all principal rooms.

### **Lounge**

UPVC double glazed bay window to front, dado rail, coved cornicing, feature electric log fire with a tiled hearth, TV point.

### **Kitchen/ Diner**

Range of wall and base units with complimenting working surfaces, tiled splashback, inset electric oven, 4 ring gas hob, plumbing and recess for washing machine, inset 1 1/2 bowl sink/drainer with mixer tap, space for freestanding fridge/freezer, wall mounted combi boiler, UPVC double glazed window to the rear, vinyl flooring, radiator, space for dining table.

### **Family Bathroom**

UPVC double glazed window to side, panelled bath with hand held shower attachment, tiled walls, pedestal wash hand basin, tiled flooring.

### **Separate Wc**

Wooden single glazed window to the side, low level low flush wc, tiled flooring, dado rail.

### **Rear Lobby/ Utility Area**

Wooden door leading to the rear alleyway, wooden door leading to the yard, wooden single glazed window to the side looking onto yard.

### **First Floor**

#### **Landing**

Stairs from the hallway, UPVC double glazed window to the rear, dado rail, door leading to all principal rooms, door leading to the storage cupboard.





### **Bedroom 1**

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

### **Bedroom 2**

UPVC double glazed window to the rear, radiator, two door built in storage cupboard, coved cornicing.

### **Bedroom 3**

UPVC double glazed window to the front, radiator.

### **Externally**

#### **Front**

Flat fronted with on street parking.

#### **Rear Yard**



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## Catherine Street, Hartlepool

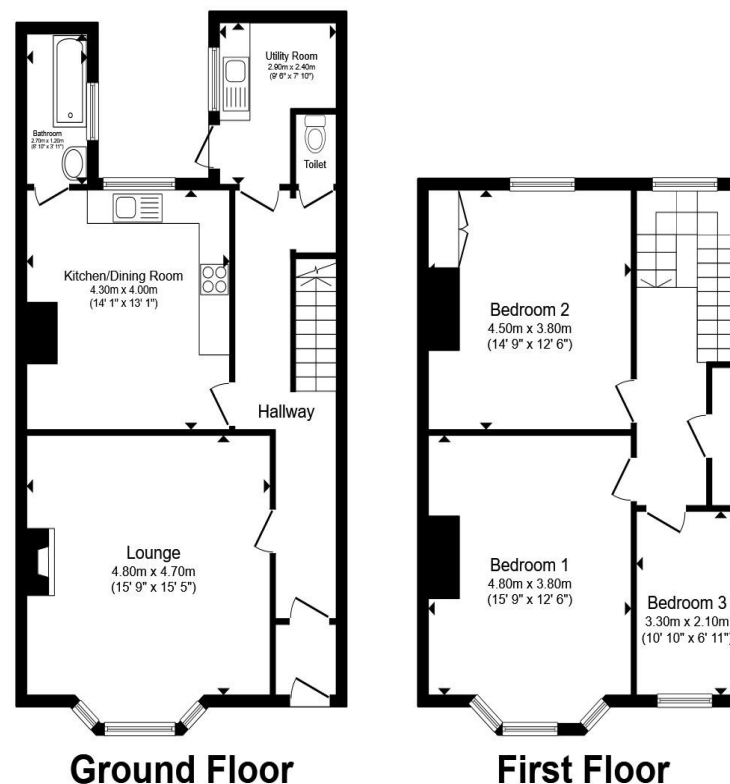
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS ROOMS & HIGH CEILINGS
- SPACIOUS KITCHEN/ DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£125,000**



Total floor area 122.9 m<sup>2</sup> (1,323 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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Property Ref:  
HAR120736 - 0003

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