



Flat 1 The Cliff, Hartlepool, TS25 1AU

welcome to

Flat 1 The Cliff, Hartlepool

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***28TH JULY 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £38,000***

Communal Entrance Hall

Stairs To The First Floor

Kitchen

Lounge

Bedroom

Bathroom

Externally

Parking

Parking is on street to the front via parking permit





view this property online mannersandharrison.co.uk/Property/HAR120897



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Flat 1 The Cliff, Hartlepool

- SOLD VIA AUCTION
- SEA VIEWS
- ONE BEDROOM
- CLOSE TO LOCAL AMENITIES
- ON STREET PARKING WITH PERMIT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£38,000

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Property Ref:
HAR120897 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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