



Studland Drive, Hartlepool, TS24 9RX

welcome to

Studland Drive, Hartlepool

This three bedroom, semi-detached home presents an excellent opportunity for buyers seeking a renovation project and is priced to attract interest.

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.

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Entered via an aluminium double glazed door, aluminium window, stairs leading to first floor, radiator, door leading to kitchen, door leading into lounge.

Lounge

Aluminium double glazed window to front, radiator, TV point, coal effect gas fire with a tiled surround and hearth, wall lights in the alcoves.

Kitchen

Aluminium double glazed window to rear, aluminium double glazed door to rear, vinyl flooring, range of wall and base units with working surfaces, tiled splashback, plumbing and recess for washing machine, space for fridge freezer, stainless steel sink/drainer, space for free standing cooker, part wood cladded walls, door leading into dining room/second reception room.

Dining Room

Aluminium double glazed bay window to rear, radiator, the fire has been covered over and has a wood surround and marble hearth.

First Floor Landing

Aluminium double glazed window to side, loft hatch access, L shaped, doors leading to all principle rooms.

Bedroom 1

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

Bedroom 2

Aluminium double glazed window to rear, radiator, built in storage cupboard.





Bedroom 3

Aluminium double glazed window to rear and side, bright and airy, radiator, part restricted floor space due to bulk head, built in storage over the bulk head, which houses the wall mounted Worcester combination boiler.

Family Bathroom

Aluminium double glazed window to rear, shaver point, wood exposed floorboards, tiled walls, wash hand basin, panelled bath with shower over, towel heated radiator, built in airing cupboard.

Separate W C

Aluminium double glazed window to rear, low level low flush WC, exposed floorboards, tiled walls.

Externally

Front

Wall enclosed, concrete driveway that leads to the garage, low maintenance with slate bed and some planted borders.

Rear Garden

Great size, 3 lawned areas, planted borders, wooden personnel door that gives access to the garage, access to the front of the property via the side.

Garage

Wooden single glazed window to rear, power, lighting, up and over door.



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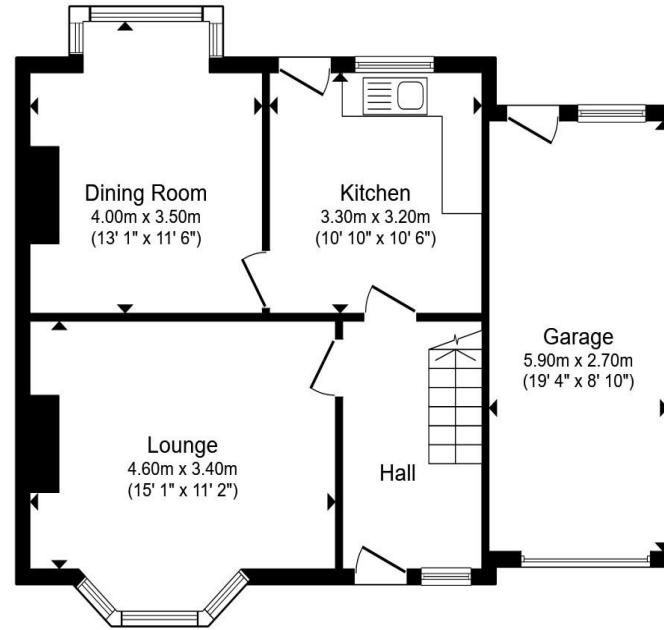
Studland Drive, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GARAGE
- 2 RECEPTION ROOMS

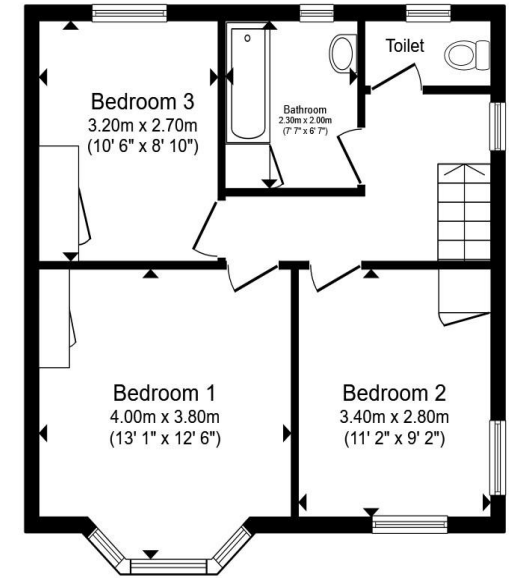
Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£120,000



Ground Floor



First Floor

Total floor area 112.5 m² (1,211 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:
HAR120762 - 0003

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