



Brafferton Street, Hartlepool TS26 8LH

welcome to

Brafferton Street, Hartlepool

In need of modernisation and improvement, this three bedroom, end-terraced home offers an excellent opportunity for an investor, landlord, first-time buyer or anyone looking for a property refurbishment project.

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, door leading into entrance hallway.

Entrance Hallway

Radiator, laminate flooring, built in understairs storage cupboard housing gas meter, door leading through to the lounge.

Lounge

UPVC double glazed window to front, radiator, coved cornicing, electric fire with surround and hearth, laminate flooring, archway that leads through into the kitchen.

Kitchen

UPVC double glazed window to rear, vinyl flooring, range of wall and base units, double inset electric oven, 4 ring gas hob with stainless steel extractor over, space for under counter appliance, space for free standing fridge freezer, stainless steel sink/drainer with mixer tap, coved cornicing, open to rear lobby.

Rear Lobby

Stairs to first floor, radiator, UPVC door to rear alleyway, door leading to downstairs family bathroom.

Downstairs Family Bathroom

UPVC double glazed window to side, wooden single glazed picture window to rear, tiled flooring, tiled walls, low level low flush WC, bath with mixer tap, wash hand basin.

First Floor Landing

Loft hatch access, built in storage that houses the wall mounted main combination boiler. doors leading to bedroom 1, 2 and 3.





Bedroom 1

UPVC double glazed window to rear, 2 radiators, built in storage cupboard that has a UPVC double glazed window to rear that is open to the stairs.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

UPVC double glazed window to front, radiator.

Externally

Front

Flat fronted, on street parking.

Rear Yard

Wall enclosed, wooden gate that leads to the alleyway.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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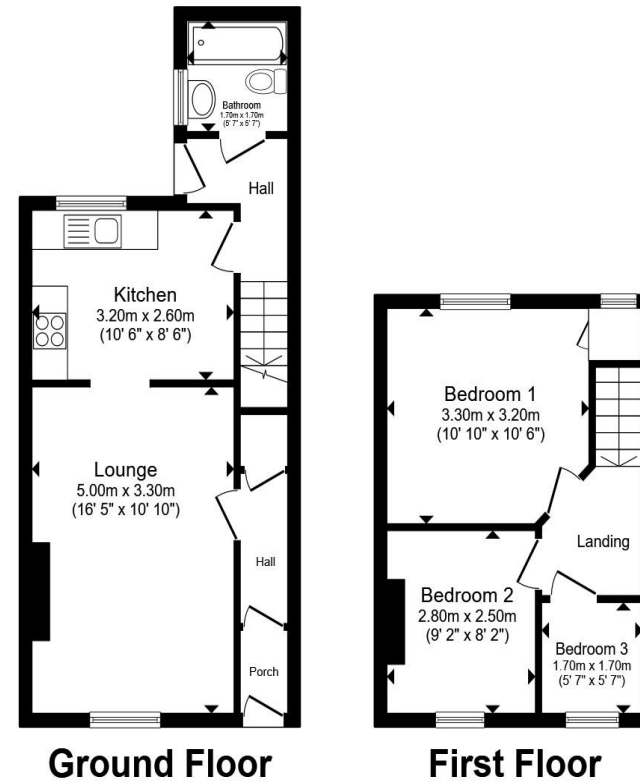
Brafferton Street, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTOR OPPORTUNITY
- REAR YARD

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

guide price

£27,000



Total floor area 64.7 m² (697 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:
HAR121197 - 0003

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