



Ventnor Avenue, Hartlepool TS25 5NA

welcome to

Ventnor Avenue, Hartlepool

This traditional, three bedroom, semi-detached home is situated in a popular and well established location and offers an exciting opportunity for buyers looking to modernise and put their own stamp on a property. Offered for sale with no onward chain

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 Porch

Entered via UPVC double glazed door, door leading to hallway.

Entrance Hall

Radiator, doors leading to all principal rooms.

Lounge

UPVC double glazed bay window to front, coved cornicing, fire with tiled surround, TV point.

Reception Room 2

UPVC double glazed french doors to rear garden, Delft rack, fire with tiled surround and hearth, radiator.

Dining Room

UPVC double glazed window to side, door leading to kitchen.

Kitchen

Vinyl flooring, UPVC double glazed window to rear, UPVC double glazed door to side, wood cladded walls, range of base units, space for free standing cooker, space for under counter appliances, stainless steel sink/drainers.

Landing

Access to all principal rooms.

Bedroom 1

UPVC double glazed bay window to front, three quarter picture rail, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

UPVC double glazed window to front.

Family Shower Room

UPVC double glazed window to rear x2, low level low flush WC, wash hand basin with mixer tap on vanity unit with tiled splashback, shower cubicle with tiled walls and handheld shower attachment, vinyl flooring.





Front Garden

Wall enclosed with wrought iron fencing, double wrought iron gates giving access to driveway, lawned area with mature planting.

Rear Garden

Wall and wrought iron fence enclosed, two shaped lawned areas, planted borders, mature trees, patio area.

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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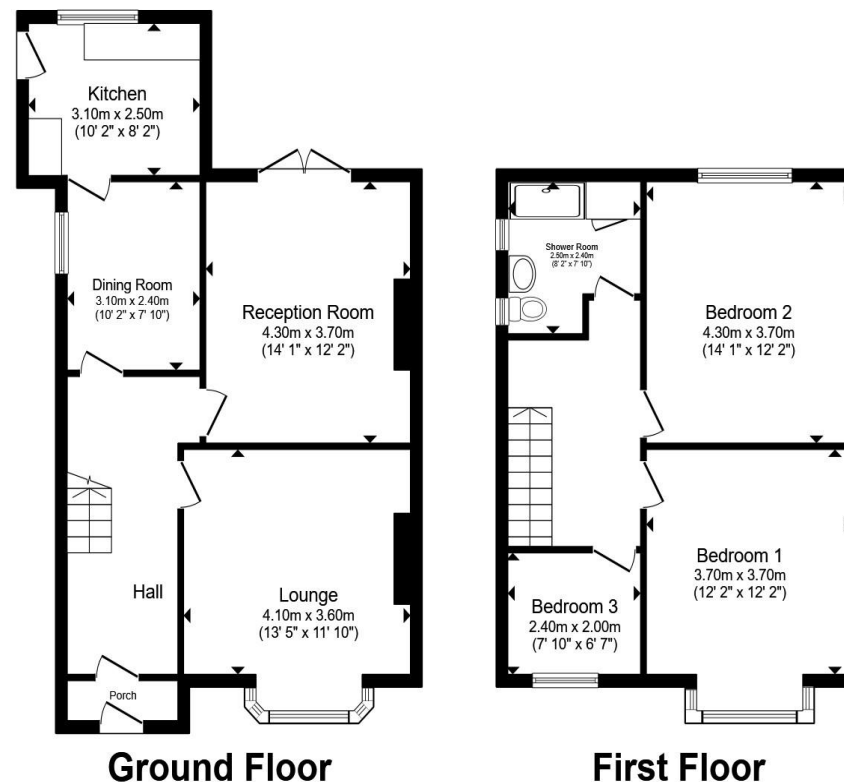
Ventnor Avenue, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- NO ONWARD CHAIN

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

guide price

£120,000



Total floor area 112.3 m² (1,209 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:
HAR120792 - 0004

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