



**Winterbottom Avenue, Hartlepool, TS24 9HY**

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## **Winterbottom Avenue, Hartlepool**

This well-presented two-bedroomed end-terraced home offers an excellent opportunity for both first-time buyers and investors alike.

### **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 Hallway**

Entered via a UPVC double glazed door into the entrance hallway, laminate flooring, radiator, stairs to first floor, door leading into the lounge.

### **Lounge**

13' 2" x 12' 5" ( 4.01m x 3.78m )

UPVC double glazed window to front, radiator, TV

point, laminate flooring, feature fire with decorative surround and hearth, door leading into the kitchen.

### **Kitchen**

7' 2" x 16' 7" ( 2.18m x 5.05m )

UPVC double glazed window to side and rear, UPVC double glazed door to rear, vinyl flooring, understairs storage cupboard, radiator, range of white wall and base units with complimenting working surfaces, plumbing and recess for washing machine, stainless steel sink/ drainer, space for free standing fridge/ freezer, inset electric four ring hob with extractor over, inset electric oven.

### **Landing**

Stairs from the hallway, loft hatch access, UPVC double glazed window to side.

### **Family Bathroom**

UPVC double glazed window to rear, tiled walls, vinyl flooring, low level low flush wc, chrome heated towel rail, wash hand basin with mixer tap, panel bath with shower over and shower screen, spotlights to ceiling.

### **Bedroom 1**

10' x 12' 3" ( 3.05m x 3.73m )

UPVC double glazed window to front, radiator, 3 door built in sliding wardrobes.

### **Bedroom 2**

10' 6" x 9' 4" ( 3.20m x 2.84m )

UPVC double glazed window to rear, radiator.



## Externally

### Front Of Property

Fence enclosed with a lawned area, stone bed area, walkway leading to the front door, on street parking.

### Rear Garden

Fence enclosed, predominantly laid to lawn with a patio area, stone bed area with mature planting, side gate that gives access to the front.



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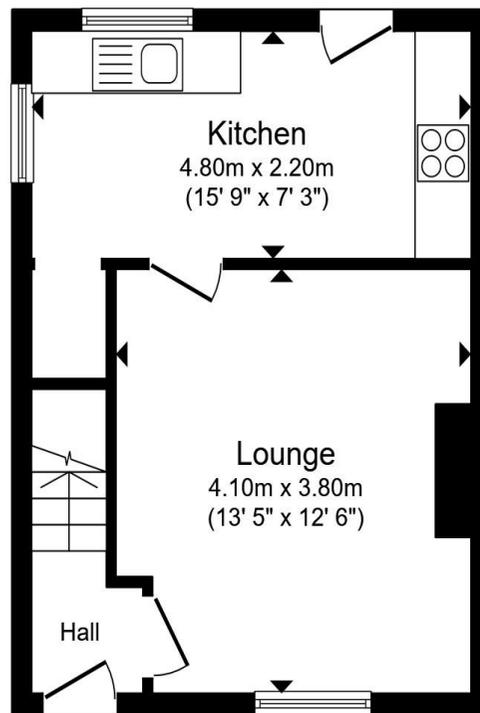
## Winterbottom Avenue, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FIRST TIME BUYER OPPORTUNITY
- ON STREET PARKING

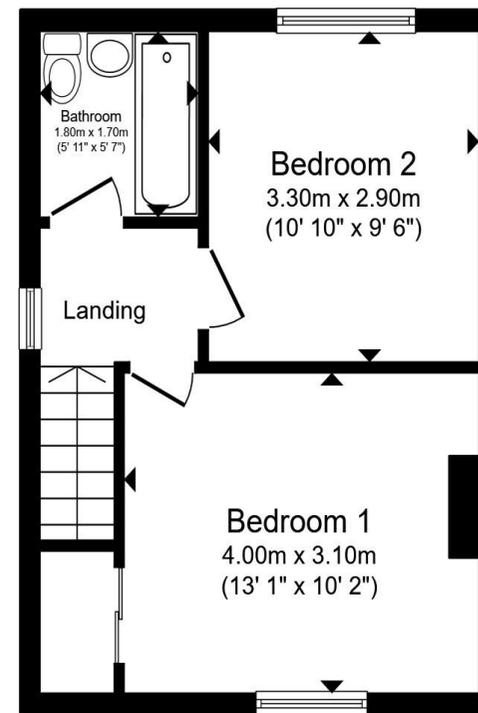
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£72,000**



**Ground Floor**



**First Floor**

Total floor area 60.2 m<sup>2</sup> (648 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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