



Ark Royal Close, HARTLEPOOL, TS25 1DH

welcome to

Ark Royal Close, HARTLEPOOL

Desirably located on Warrior Park in Seaton Carew, this three bedroom, detached home is not to be missed and with a few upgrades, could be transformed into the perfect family home.

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 Hall

Entered via UPVC double glazed door, stairs to first floor, radiator, door leading into lounge.

Lounge

UPVC double glazed bay window to front, radiator, feature fire with decorative surround and marble hearth, TV point, door leading into dining room.

Dining Room

UPVC double glazed French doors leading into conservatory, radiator, door leading into kitchen.

Kitchen

Nice and modern with a beautiful range of shaker style wall and base units with complementing quartz working surfaces and matching upstands, tiled splashback, UPVC double glazed window to rear, vinyl flooring, inset electric oven, 4 ring electric hob, Belfast style sink with swan neck mixer tap and grooved drainer, radiator, door leading to utility area, door leading to built in storage cupboard that is under the stairs.

Utility Area

UPVC double glazed door leading to conservatory, UPVC double glazed window to side, tiled flooring, wall mounted Ideal Logic combination boiler, plumbing and recess for washing machine, work surface, space for free standing fridge freezer, door leading to handy downstairs WC.

Downstairs W C

UPVC double glazed window to side, tiled flooring, radiator, low level low flush WC, wash hand basin with tiled splashback.

Conservatory 1

UPVC double glazed construction with pitched roof, brick dwarf wall and incorporating twin frosted double glazed French doors leading to sunny rear garden, ceramic tiled flooring with contrasting decorative tiled inlay, radiator.

Conservatory 2

Built on a dwarf wall, UPVC construction, UPVC double glazed windows to both sides and the rear,





UPVC door to side, insulated UPVC ceiling, tiled flooring.

First Floor Landing

Loft hatch access, doors leading to all principle rooms, built in storage cupboard.

Bedroom 1

2 UPVC double glazed windows to front, 2 door built in mirrored sliding wardrobes, radiator, door leading to en suite shower room.

En Suite

UPVC double glazed window to side, radiator, laminate flooring, low level low flush WC, wash hand basin, tiled walls, shower cubicle with hand held shower attachment.

Bedroom 2

UPVC double glazed window to rear, radiator, 2 door built in mirrored sliding wardrobes.

Bedroom 3

Dual aspect, UPVC double glazed window to front and rear, 2 radiators, loft hatch access.

Family Bathroom

UPVC double glazed window to rear, nice and modern with concealed cistern low level low flush WC, wash hand basin on a vanity unit, gold heated towel rail, panelled bath with central mixer tap and hand held shower attachment plus shower over with a rainfall shower head plus hand held attachment, cladded ceiling, spotlights to ceiling, extractor fan, LVT flooring.

Externally

Front

Double width block paved driveway, open plan lawned area, side gate that leads down to the rear

garden.

Integrated Garage

Roller shutter door.

Rear Garden

Fence enclosed, block paved patio area, lawned area.



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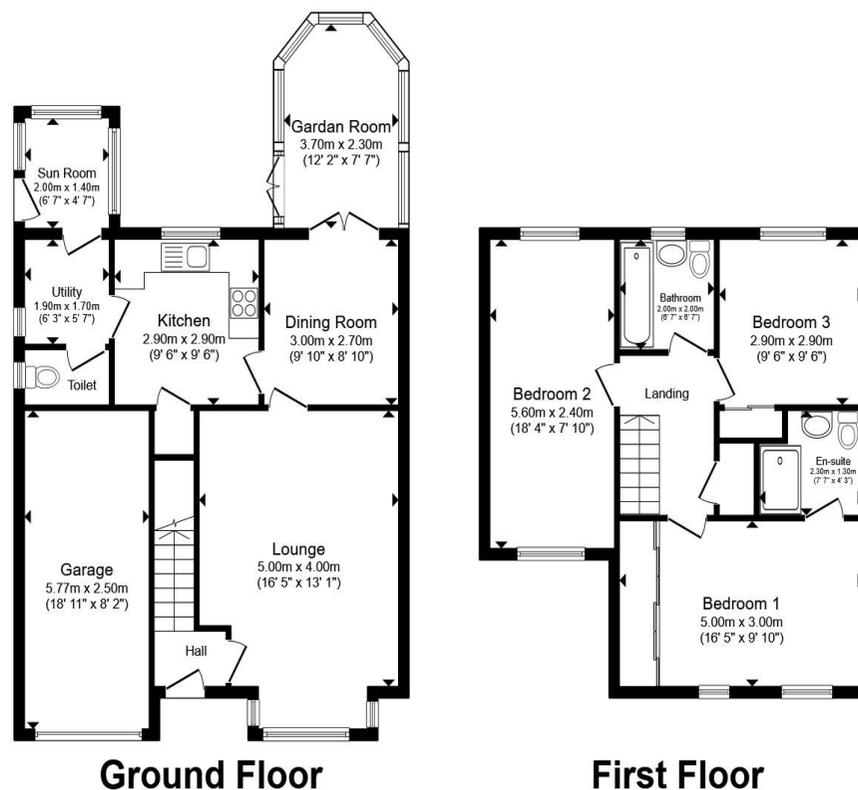
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 CONSERVATORIES
- DESIRABLY LOCATED

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

guide price

£150,000



Total floor area 130.8 m² (1,408 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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