



Carlisle Street, Hartlepool TS25 1BL

welcome to

Carlisle Street, Hartlepool

Situated in the popular coastal location of Seaton Carew, this well-presented, ready to move into, three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or 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 Lobby

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

Lounge

UPVC double glazed bay window to front, laminate

flooring, TV point, radiator, feature coal effect gas fire with decorative surround and marble hearth, door leading into the kitchen.

Kitchen

Understairs storage cupboard, vinyl flooring, radiator, UPVC double glazed window to rear, door leading to rear lobby, good range of white gloss wall and base units with complimenting working surfaces and a black subway tiled splashback, inset electric oven, four ring gas hob with a glass and stainless steel extractor over, black inset 1 1/2 bowl sink/ drainer with mixer tap, space for undercounter appliances including plumbing and recess for washing machine, plumbing and recess for dishwasher and space for tumble dryer, space for dining table, integrated fridge/ freezer.

Family Bathroom

UPVC double glazed window to side, vinyl flooring, radiator, tiled walls, tiled panel bath with central mixer tap and hand held telephone shower attachment, wash hand basin with mixer tap, low level low flush wc, extractor fan.

Rear Yard

Low maintenance, wall enclosed with a wooden gate leading to the rear alleyway.

Landing

Stairs from hallway, loft hatch access with a pull down ladder, doors leading to all principal rooms.

Bedroom 1

UPVC double glazed bay window to front, radiator, door leading to en suite/ shower room.

En Suite/ Shower Room

UPVC double glazed window to front, vinyl flooring,





corner shower cubicle with Triton electric shower, low level low flush wc, corner wash hand basin with mixer tap, tiled walls.

Bedroom 2

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

Bedroom 3

UPVC double glazed window to rear, radiator.

Externally Front Of Property

Open plan palisade entrance.

Rear Lobby

UPVC double glazed door to side, radiator, vinyl flooring, door leading to family bathroom.



view this property online mannersandharrison.co.uk/Property/HAR120814



welcome to

Carlisle Street, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- POPULAR LOCATION
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Total floor area 74.6 m² (803 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR120814



Property Ref:
HAR120814 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk