



2 Bedrooms

This terraced house presents an excellent investment opportunity for those looking to add value to a property. In need of some cosmetic work, this two-bedroom home is perfect for investors seeking a project. The open-plan layout of the living room, dining area, and kitchen offers a versatile space for refurbishment to create a modern and inviting atmosphere. A private courtyard at the rear provides a peaceful retreat for outdoor relaxation. Situated in a desirable neighbourhood, this property is conveniently located

Sheriff Street

Hartlepool, TS26

Asking Price:

£36,000

EPC Rating: D



Living Room:

1'1" x 15'1" (0.33m x 4.6m)

UPVC window to front, radiator, carpet.

Kitchen:

12'10" x 8'10" (3.9m x 2.7m)

Kitchen counter top and cupboards, sink basin.

Bedroom one:

6'11" x 8'10" (2.1m x 2.7m)

UPVC window to front, radiator.

Bedroom two:

3'11" x 8'10" (1.2m x 2.7m)

UPVC window to front, radiator.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On-street

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband



For additional information and full photo gallery please visit www.holbrookandco.co.uk

Speed Checker - UK's No.1 Broadband Speed Test

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

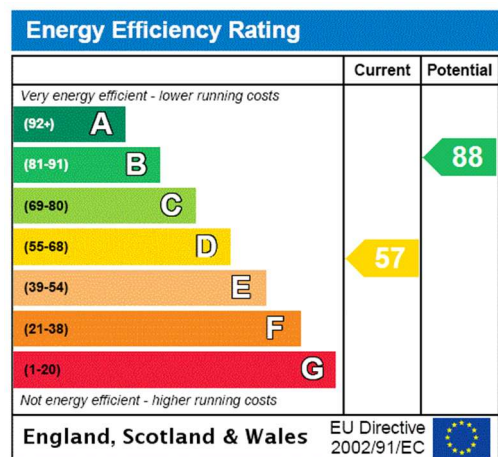
NORTH EAST OF ENGLAND- EX MINING AREA:
We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract