



0 Bedrooms

Presenting this charming terraced house located in a sought-after neighbourhood, this property offers a perfect blend of modern comfort and classic charm. Boasting a spacious living area with large windows allowing for plenty of natural light, this home creates a warm and inviting atmosphere. The well-appointed kitchen features sleek countertops and ample storage space, perfect for culinary enthusiasts. Upstairs, the property comprises two generously sized bedrooms, ideal for a growing family or those seeking

## Coast Road

Blackhall, Hartlepool, TS27

Asking Price:

**£90,000**

EPC Rating: To be



**Living Room:**

**13'5" x 12'2" (4.1m x 3.7m)**

Carpet, UPVC double glazed window, radiator.

**Kitchen:**

**7'10" x 5'7" (2.4m x 1.7m)**

Oven, gas hob, extractor fan, sink basin, laminate flooring, UPVC double glazed window.

**Dining Room:**

**10'6" x 11'10" (3.2m x 3.6m)**

Laminate flooring, radiator, entrance to rear garden.

**Bedroom one:**

**15'5" x 11'10" (4.7m x 3.6m)**

Carpet, UPVC double glazed window, cupboard space.

**Bedroom two:**

**11'10" x 10'2" (3.6m x 3.1m)**

Carpet, UPVC double glazed window.

**Bathroom:**

Bath, sink basin, shower, towel radiator, toilet, laminate flooring, UPVC double glazed window.



**Modern method disclaimer:**

For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



## MODERN METHOD 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

### **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 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

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