

Loyalty Road, TS25 5BA
3 Bed - House - Semi-Detached
Starting Bid £115,000

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

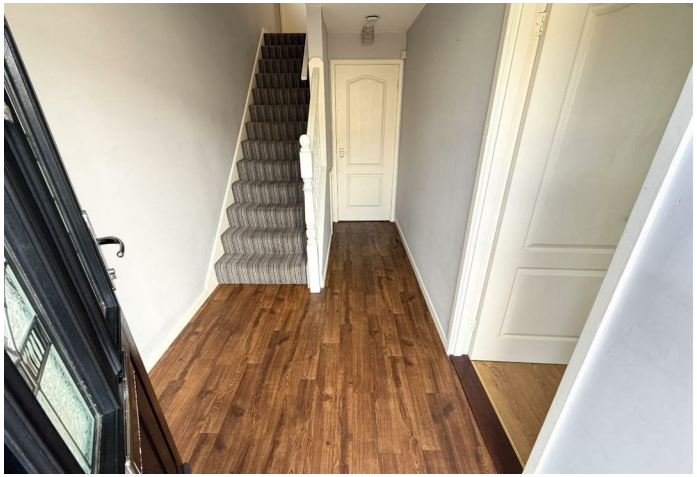
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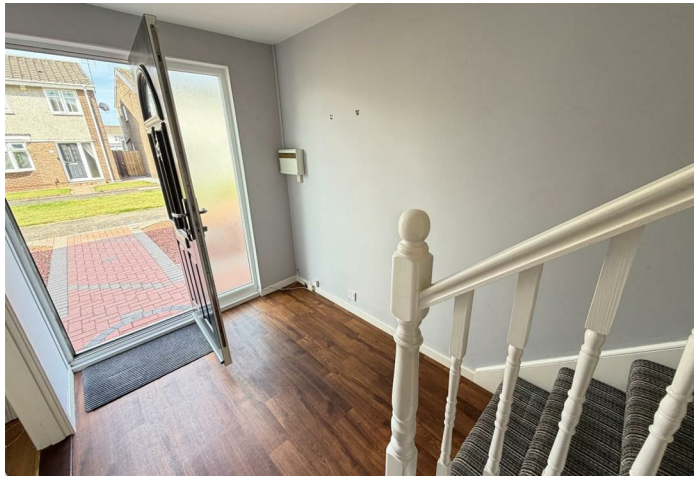
Loyalty Road
Hartlepool TS25 5BA



** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £115,000 PLUS RESERVATION FEE **

*** NO CHAIN INVOLVED *** A spacious three bedroom semi-detached property occupying a pleasant position on Loyalty Road with a generous SOUTH FACING REAR GARDEN and garage. The home would make an ideal purchase for a first time buyer or family, with accommodation enhanced by a garden room extension to the rear. An internal viewing comes recommended to appreciate the undoubted potential on offer, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access to a generous through lounge/dining room which in turn links to the kitchen and garden room. To the first floor are three good size bedrooms, bedrooms one and two benefiting from built-in wardrobes, they are served by a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally, the property is set back from the road overlooking a pleasant green to the front, features a low maintenance front garden and generous rear garden with patio and lawned areas. A single garage is located to the rear. Loyalty Road is well situated within walking distance of schools and amenities. VIEWING RECOMMENDED.







































Auction Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

GROUND FLOOR

ENTRANCE HALL
6'3 x 12'8 (1.91m x 3.86m)
Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with laminate flooring, spindled staircase to the first floor with newel post and fitted carpet.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA
12' x 12'8 (3.66m x 3.86m)
Modern laminate flooring, large uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base.

DINING AREA
9'2 x 8'10 (2.79m x 2.69m)
Matching laminate flooring, double glazed patio doors to the garden room, door to the kitchen.

GARDEN ROOM
15'4 x 7'9 (4.67m x 2.36m)
Offering a variety of uses with uPVC double glazed French doors to the rear garden, uPVC double glazed windows, 'laminate' effect vinyl flooring, window into the kitchen.

KITCHEN
9'2 x 9'5 (2.79m x 2.87m)
Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in a 'U' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, under stairs storage cupboard, additional storage cupboard housing central heating boiler, uPVC double glazed side door.

FIRST FLOOR

LANDING
Built-in storage cupboard, uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

BEDROOM ONE
10'10 x 12'2 (3.30m x 3.71m)
A good size master bedroom with built-in double wardrobe, uPVC double glazed window to the front aspect, 'laminate' effect flooring.

BEDROOM TWO
10' x 9'9 (3.05m x 2.97m)
Built-in double wardrobe, uPVC double glazed window to the rear aspect, 'laminate' effect flooring.

BEDROOM THREE
7'7 x 8'10 (2.31m x 2.69m)
uPVC double glazed window to the front aspect, 'laminate' effect flooring.

FAMILY BATHROOM/WC
8'5 x 5'5 (2.57m x 1.65m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with electric shower over, pedestal wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to walls, uPVC double glazed window to the rear aspect, mirror fronted vanity cabinet.

EXTERNALLY
The property occupies a pleasant set back position overlooking a pedestrian green to the front, with a low maintenance garden which incorporates loose pebbles and a block paved path. A gate to the side leads through to the generous south facing rear garden with patio and lawned areas, part planted border and fenced boundaries, with a gate to the rear.

GARAGE
8'5 x 17'2 (2.57m x 5.23m)
Personal door from the rear garden, up and over access door, two uPVC double glazed windows.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







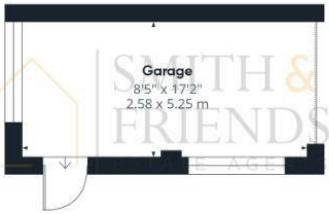




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

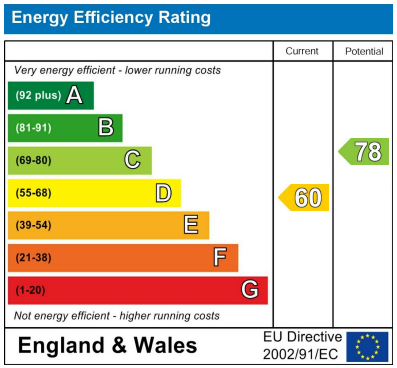
1152 ft²

107 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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