



Hartington Road, Stockton-On-Tees TS18 1HE

welcome to

Hartington Road, Stockton-On-Tees

A fantastic investment opportunity to acquire a substantial building offered via the modern method of auction. The property is arranged as four self-contained one-bedroom flats, each comprising a kitchen, bathroom, and lounge. Sold with tenants in situ.

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.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

UPVC door, fire alarm system, stairs to first floor

Flat 1 Lounge

16' 2" max x 12' max (4.93m max x 3.66m max)
Front elevation window, radiator

Kitchen

6' 5" x 8' (1.96m x 2.44m)
Wall and base units, sink, recess for appliances

Bedroom

10' 1" max x 7' 6" max (3.07m max x 2.29m max)
Rear elevation window, radiator

Bathroom

Sink, shower cubicle, electric shower, toilet

Flat 2 Kitchen

10' 5" x 8' (3.17m x 2.44m)
Rear elevation window, rear door, wall and base units, sink, recess for appliances

Lounge

10' max x 12' 2" max (3.05m max x 3.71m max)
Stairs up, radiator, side box

Landing

Side elevation window, loft access

Bathroom

Shower cubicle, electric shower, toilet, sink, side elevation window

Flat 3 Bedroom

10' max x 8' 2" max (3.05m max x 2.49m max)
Rear window elevation, radiator



Bathroom

Shower cubicle, electric shower, sink, toilet

Lounge

13' 10" max x 16' 8" max (4.22m max x 5.08m max)

3 front window elevations, radiator

Kitchen

6' 5" max x 8' 2" max (1.96m max x 2.49m max)

Wall and base units, sink, recess for appliances

Flat 4

Lounge

13' 9" max x 16' 8" max (4.19m max x 5.08m max)

2 front window elevations, radiator

Kitchen

5' 6" x 7' 10" (1.68m x 2.39m)

Wall and base units, sink, recess for appliances

Bathroom

Shower cubicle, toilet, sink

Bedroom

10' max x 8' max (3.05m max x 2.44m max)

Rear window elevation, electric radiator



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welcome to

Hartington Road, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TENANT-IN-SITU
- CONTAINS FOUR FLATS

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£140,000



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Property Ref:
STO116111 - 0005

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.

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