Fourth Street, Blackhall Colliery, Hartlepool, TS27 4EP

Guide price £27,000

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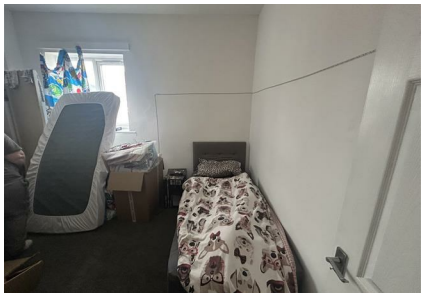

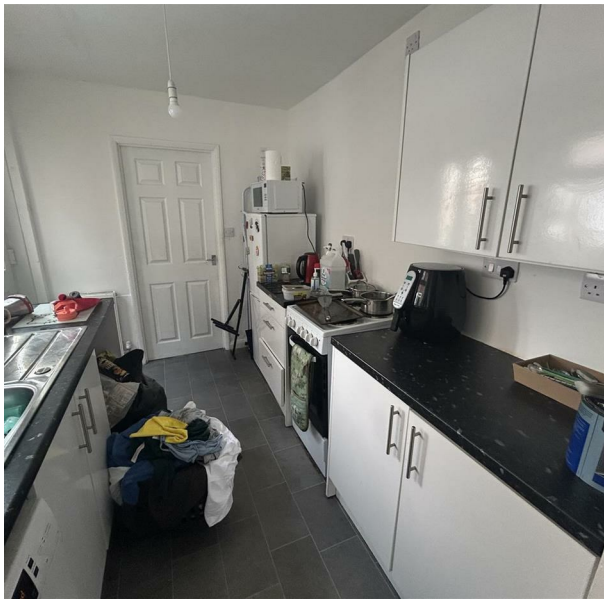

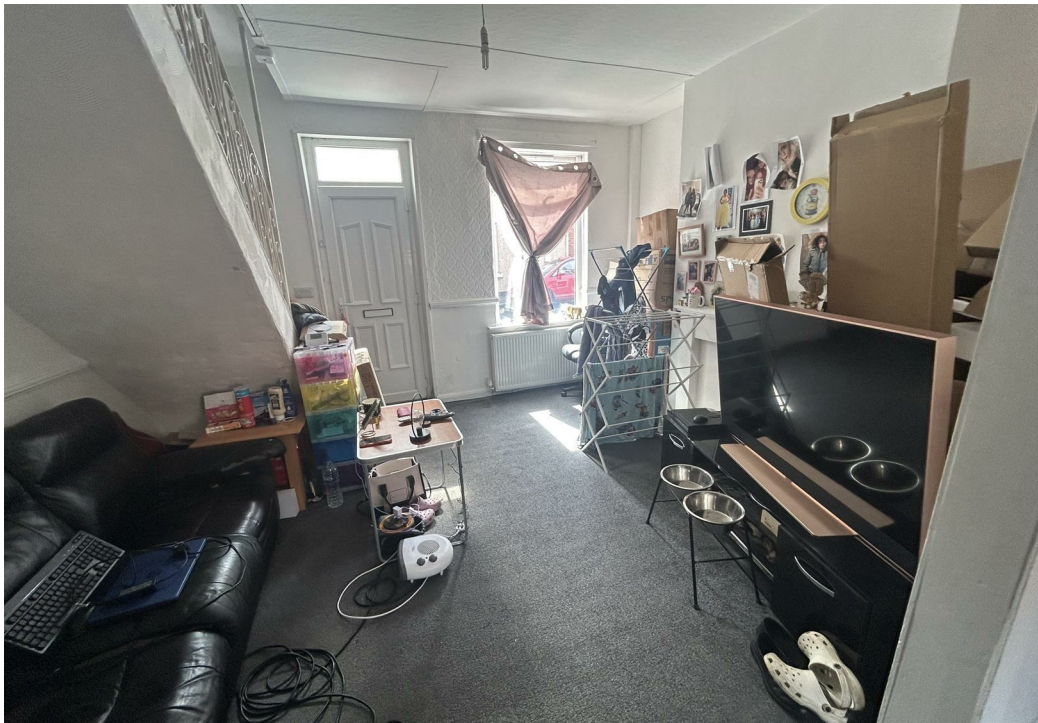

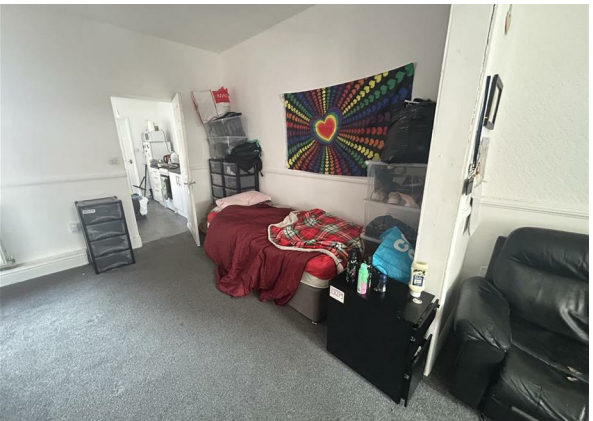

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Council Tax Band: A

FOR SALE BY MODERN AUCTION
An excellent buy-to-let investment opportunity, this two-bedroom property is offered for sale with a sitting tenant currently generating a rental income of £425 per calendar month.

The property is entered directly from the street into a lounge/diner, providing a practical and well-proportioned living space. The ground floor also includes a fitted kitchen, with a family bathroom located to the rear of the property.

To the first floor, there are two bedrooms, offering comfortable accommodation.

Externally, the property benefits from a small rear yard, ideal for low-maintenance upkeep.

Located in the established residential area of Blackhall Colliery, the property is well positioned close to local amenities, schools, and transport links. The area provides easy access to Hartlepool and surrounding towns, as well as the North East coastline, making it a consistently popular rental location.

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.

Please note:
Council tax Band: A
Tenure - FREEHOLD
EPC Rating: D
Total sq ft to be considered guide only.

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

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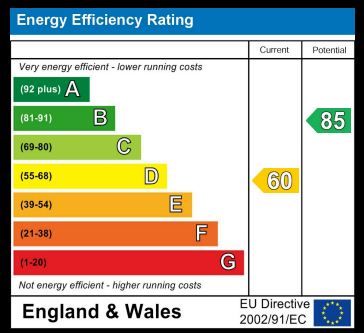
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