

**FIELDVIEW CLOSE, MIDDLESBROUGH, TS2 1TN**



**FOR SALE BY AUCTION**  
**Thursday 30<sup>th</sup> May 2024**

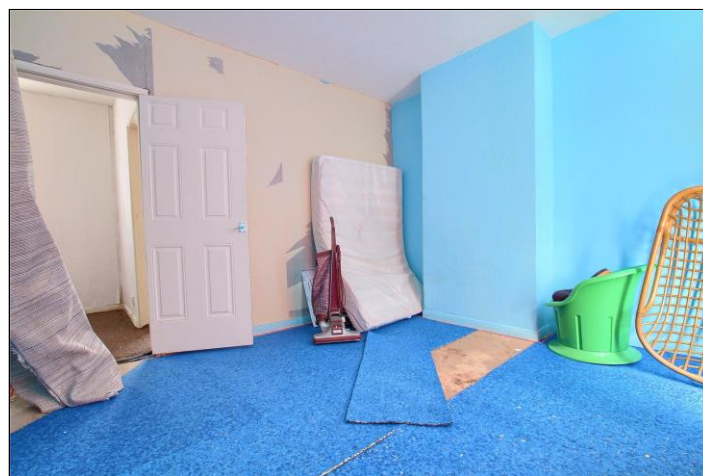


- ▲ Chain Free Sale
- ▲ Three Bedroom Mid Terraced House
- ▲ Lounge & Kitchen/Diner
- ▲ Two Double Bedrooms & Roomy Single
- ▲ Shared Driveway & Rear Garden

**Guide Price £33,500**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*Thursday  
30th May 2024 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

This terraced house comes to the market with a chain free sale and features three bedrooms, shared block paved driveway and is perfect if you are looking for a project home.

Comprising porch, lounge, kitchen/diner, and downstairs WC. The first floor has three bedrooms and bathroom.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
Medium Risk of Surface Water Flooding  
Low Risk of Flooding from Rivers and The Sea  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**GROUND FLOOR**

**PORCH**

**KITCHEN/DINER - 5.6m x 3.3m (18'4" x 10'10")**

**LOUNGE - 4.52m x 3.58m (14'10" x 11'9")**

**LOBBY**

**CLOAKROOM/WC**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.58m x 3.35m (11'9" x 11')**

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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**BEDROOM TWO - 3.89m (12'9") (max) x 3.56m (11'8") (max)**

**BEDROOM THREE - 2.7m x 2.08m (8'10" x 6'10")**

**BATHROOM**

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
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- No Known Rights of Way

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has

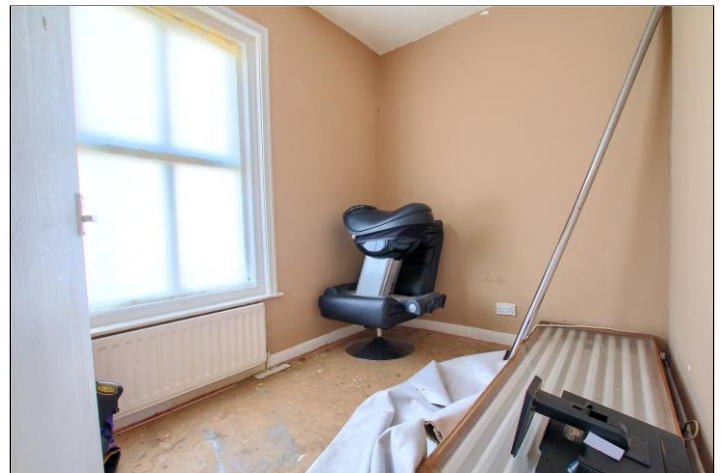
any authority to make or give representation or warranty in relation to this.

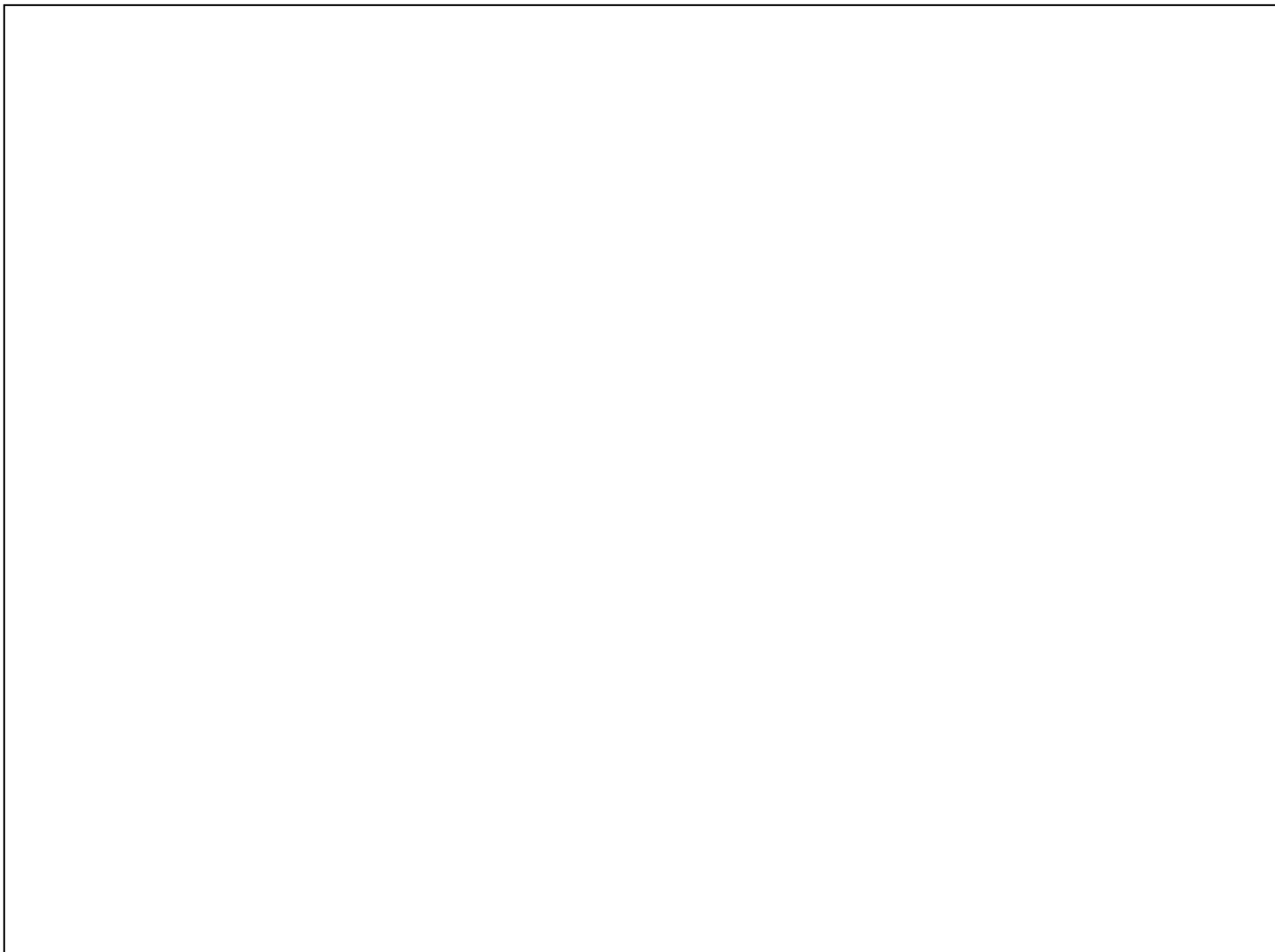
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - MH/LS/BIL240068/19032024

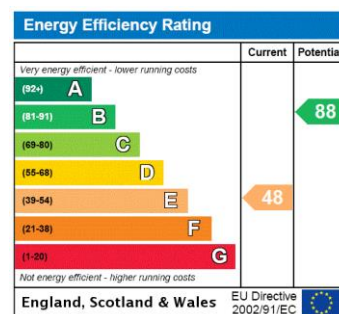
**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on  
Tel: **01642 955140**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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