

SANDLING COURT, MARTON, MIDDLESBROUGH, TS7 8QP



FOR SALE BY AUCTION **Thursday 30th May 2024**



- ▲ A Spacious Three Bedroom Link Detached House
- ▲ Three Reception Rooms
- ▲ Fitted Kitchen
- ▲ Three Generous Size Bedrooms
- ▲ Modern Family Bathroom
- ▲ Printed Concrete Driveway
- ▲ Enclosed Rear Garden
- ▲ Popular Area of Marton
- ▲ Early Viewing Advised

Guide Price £160,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th May 2024 *** Option 2 ***
www.agentspropertyauction.com

6 Sandling Court is a spacious three bedroom link detached house occupying a lovely plot within this popular area of Marton. Externally there is a printed concrete driveway offering parking for approximately two to three cars and to the rear there is an enclosed garden. Internally the accommodation briefly comprises an entrance hall, living room, family dining room, 11ft fitted kitchen and the garage has been converted to provide an additional reception room. To the first floor there are three bedrooms and a modern family bathroom. Please call our Nunthorpe Office to your viewing appointment at your earliest convenience.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

Tenure - Freehold
Council Tax Band C

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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GROUND FLOOR

ENTRANCE HALL - 4.27m x 1.68m (14' x 5'6")
With staircase to the first floor and two storage cupboards.

LOUNGE - 4.3m x 3.78m (14'1" x 12'5")

FAMILY DINING ROOM - 5.6m x 2.57m (18'4" x 8'5")
With French doors to the rear garden.

KITCHEN - 3.48m x 2.18m (11'5" x 7'2")
With a range of fitted wall and floor units, complementing work surfaces, electric oven, and gas hob with extractor over, plumbing for washing machine, tiled splashbacks, spotlighting, side external door and access to the converted garage space.

RECEPTION ROOM - 4m x 2.26m (13'1" x 7'5")
Converted garage space currently used as a playroom.

FIRST FLOOR

BEDROOM ONE - 2.92m x 2.97m (9'7" x 9'9")

BEDROOM TWO - 3.8m x 3.58m (12'6" x 11'9")



BEDROOM THREE - 2.54m x 2.36m (8'4" x 7'9")

BATHROOM - 2.54m x 1.63m (8'4" x 5'4")

Modern suite comprising bath with shower over and screen, low level WC, pedestal wash hand basin, tiled walls, and floor.

EXTERNALLY

PARKING & GARDEN

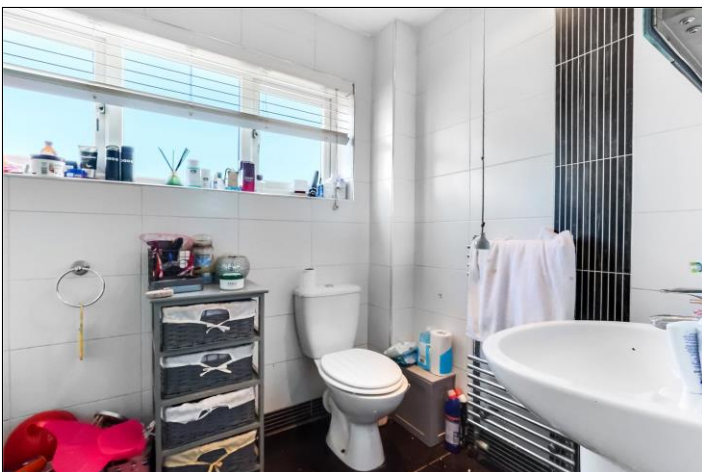
Externally there is a printed concrete driveway to the front elevation providing parking for two to three cars and to the rear there is an enclosed garden.

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.

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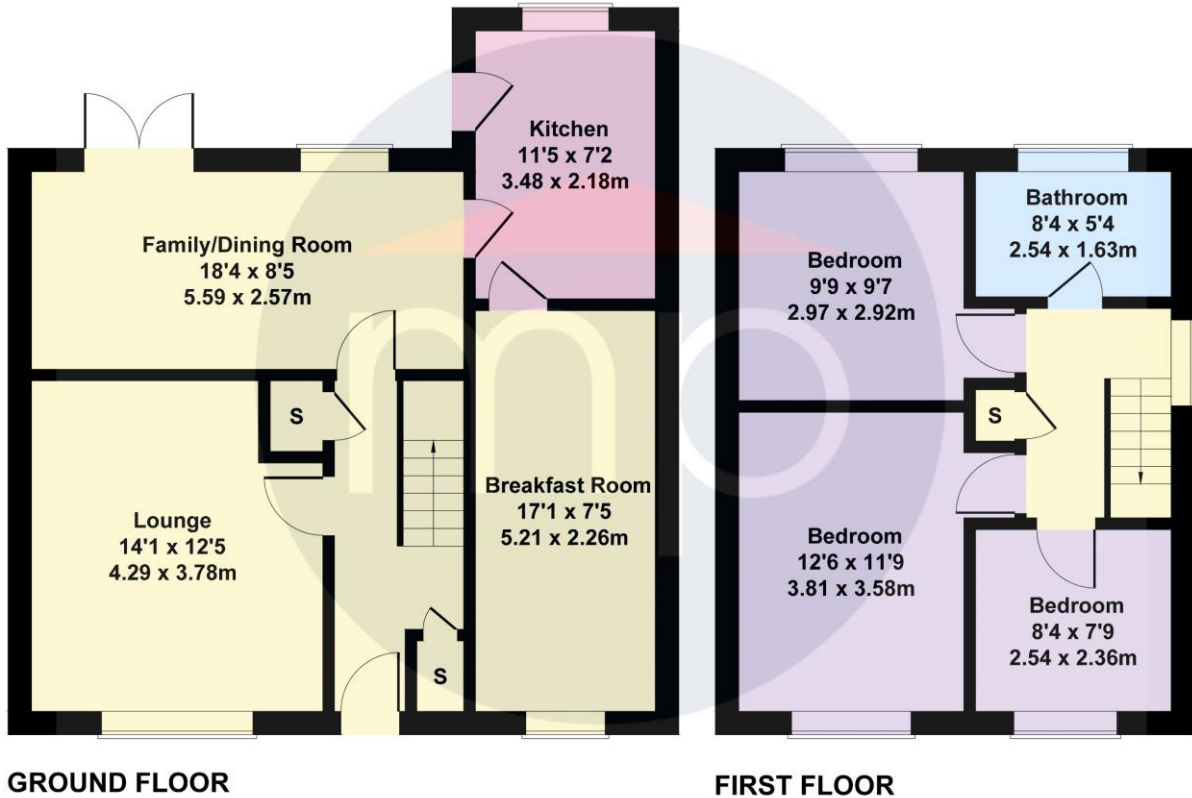
AGENTS REF: - DP/LS/COU160241/12022024

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



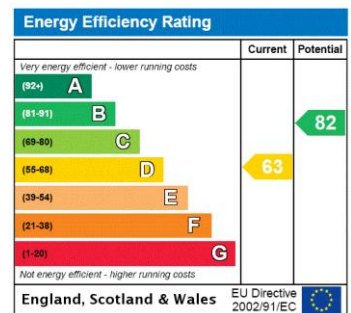


Sandling Court
Approximate Gross Internal Area
1081 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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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