

HUTTON ROAD, ESTON, MIDDLESBROUGH, TS6 8DB



FOR SALE BY AUCTION



- ▲ Chain Free Sale
- ▲ Gas Central Heating with a Worcester Bosch Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Southerly Facing Rear Garden
- ▲ Perfect Refurb Property for Young Couples & Investors Alike

Guide Price £75,000

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

The perfect project for young couples and investors alike.

Features of the property include gas central heating with a quality Worcester Bosch combi boiler, UPVC double glazed windows and exterior doors, low maintenance front garden, southerly facing rear garden, and four double bedrooms.

The property comprises entrance hall, lounge, dining room, kitchen, ground floor WC and shower room. On the first floor there are four double bedrooms, bathroom, and WC. Externally there is a front paved garden and a south facing rear garden.

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

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, staircase to the first floor, radiator, and woodgrain effect laminate flooring.

LOUNGE - 4.7m x 4.1m (15'5" x 13'5")
With gas fire and radiator.

DINING ROOM - 2.7m x 2.7m (8'10" x 8'10")
With radiator and storage cupboard under stairs.

KITCHEN - 2.7m x 2.7m (8'10" x 8'10")
With wall, drawer, and floor units, roll edge worktop, freestanding electric cooker and a one and a half bowl stainless steel sink.

LOBBY

GROUND FLOOR WC - With close coupled WC and vanity wash hand basin.

L' SHAPED SHOWER ROOM - 2.6m x 3.4m (8'6" x 11'2")
Comprising corner shower, radiator, and tiled floor.

FIRST FLOOR

LANDING - With storage cupboard housing the combi boiler.

BEDROOM ONE - 4.5m x 2.8m (14'9" x 9'2")
With radiator.

BEDROOM TWO - 2.2m x 4.1m (7'3" x 13'5")
With radiator.

BEDROOM THREE - 3.1m x 2m (10'2" x 6'7")
With radiator and storage cupboard.

BEDROOM FOUR - 2.8m x 2.4m (9'2" x 7'10")
With radiator and storage cupboard.

BATHROOM - 1.7m x 1.4m (5'7" x 4'7")
Comprising bath, pedestal wash hand basin, woodgrain effect laminate flooring and radiator.

WC - With close coupled WC and woodgrain effect laminate flooring.

EXTERNALLY

GARDENS - To the front there is a neat low maintenance paved garden with brick boundary wall and wrought iron fencing. To the rear there is a south facing garden with lawn.

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: - TM/LS/EST240001/19032024

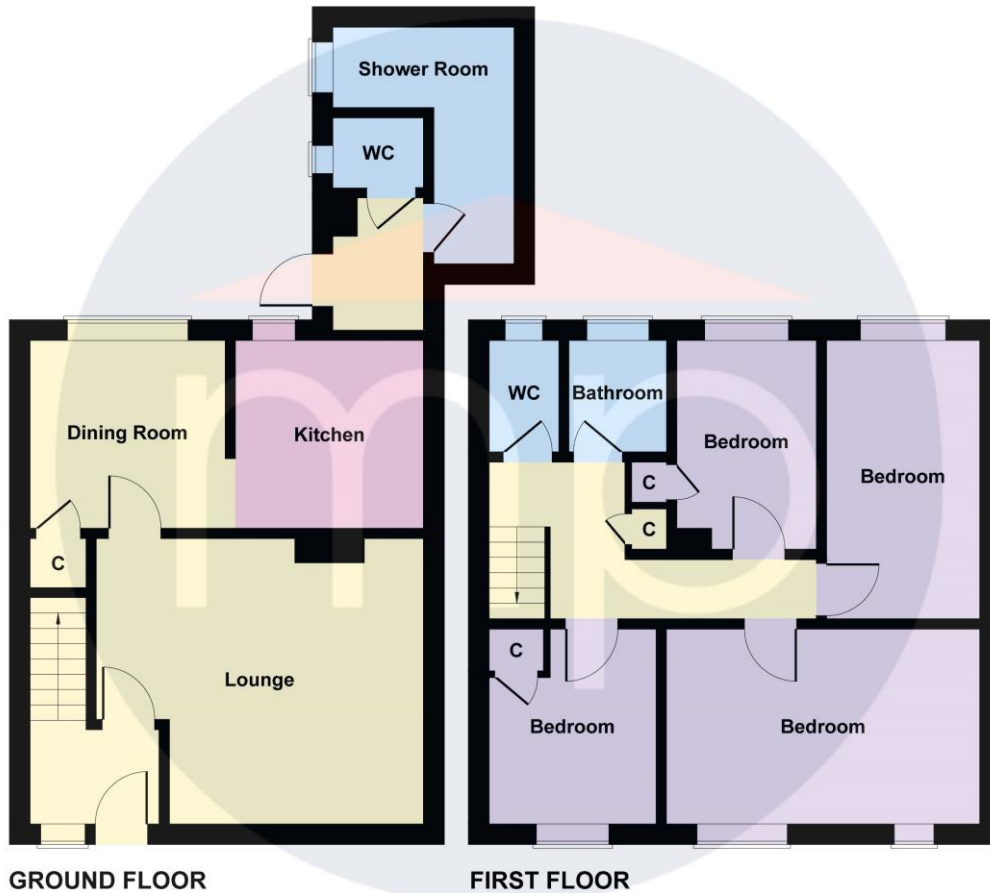
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

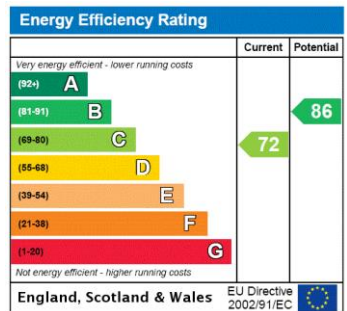


54 Hutton Road



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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