

**SHERBURN CLOSE, ACKLAM, MIDDLESBROUGH, TS5 8SP**



**FOR SALE BY AUCTION**  
**Thursday 29<sup>th</sup> May 2025**



- ▲ Ideal Bungalow for Someone Looking to Downsize
- ▲ Off Street Parking & Detached Garage
- ▲ Walking Distance of Schools, Shops, Bus Routes & Acklam Medical Centre
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Two Double Bedrooms
- ▲ Sunny Rear Garden
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Please Note Shale Is Present and May Not Be Suitable for Mortgage Lending

**Guide Price £90,000**

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

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Thursday  
29th May 2025 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

This two double bedroom bungalow is perfect for someone looking to downsize into a quiet cul-de-sac.

Notable features include gas central heating with a combi boiler, UPVC double glazed windows and exterior doors, and is within walking distance of shops, bus routes, schools, and Acklam Medical Centre.

The property comprises entrance hall, lounge, kitchen, two double bedrooms and a shower room. Externally there is off street parking to the front and a sunny rear garden with a detached garage.

Please Note, We are informed Shale is present at the property, which the property may not be suitable for mortgage lending.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 1.3m x 2.2m (4'3" x 7'3")**

With composite entrance door, radiator and tiled flooring.

##### **LIVING ROOM - 4.8m x 3.7m (15'9" x 12'2")**

With electric flame effect fire in surround, radiator and woodgrain effect laminate flooring.

##### **KITCHEN - 3.2m x 2.1m (10'6" x 6'11")**

With white high gloss handleless wall, drawer, and floor units, granite effect worktop, electric oven, four ring electric hob with stainless steel extractor fan and white splashback tiles, stainless steel sink, space for fridge freezer, space for washing machine, tiled flooring and composite door to the side aspect.

##### **BEDROOM ONE - 4.6m x 2.7m (15'1" x 8'10")**

With radiator.

##### **BEDROOM TWO - 2.7m x 3.2m (8'10" x 10'6")**

With radiator, woodgrain effect laminate flooring and patio door to the rear garden.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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**SHOWER ROOM - 1.8m x 2.2m (5'11" x 7'3")**

Comprising close coupled WC, vanity wash hand basin with mixer tap, walk-in shower, radiator and tile effect lino flooring.

**EXTERNALLY**

**PARKING, GARAGE & GARDEN** - To the front there is off street parking for a couple of cars on a paved driveway and to the rear there is an enclosed low maintenance garden with patio and access to the garage.

**AGENTS NOTE:** - Please note shale is present and may not be suitable for mortgage lending.

**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.

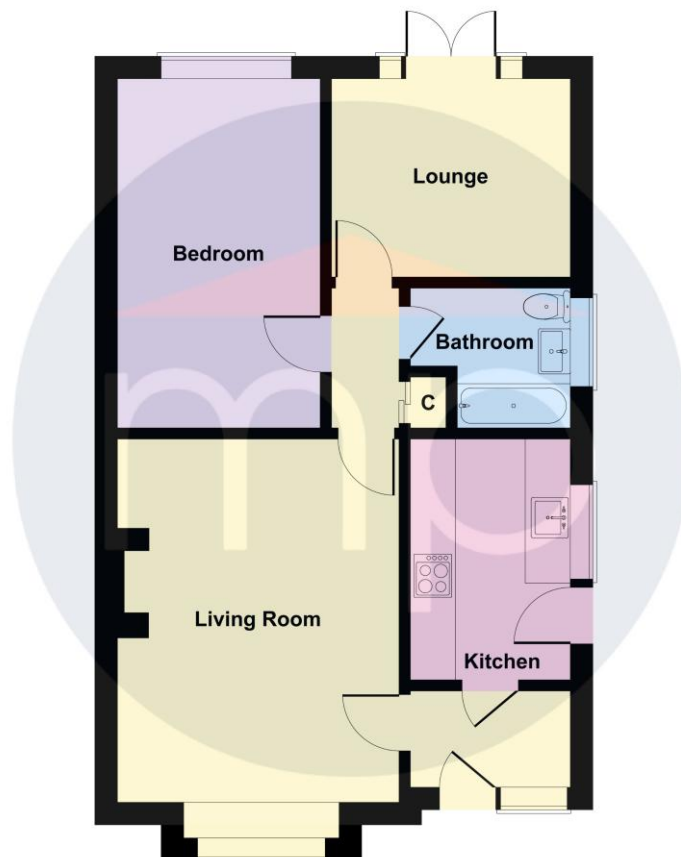
**AGENTS REF:** - TM/LS/MID240094/18092024

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**

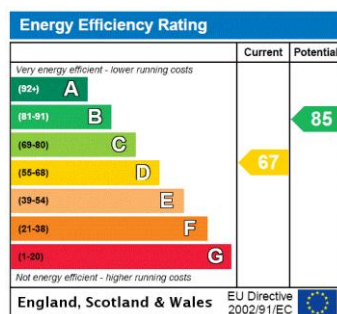


## 12 Sherburn Close



Not to Scale. Produced by The Plan Portal 2024  
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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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