

MYRTLE STREET, MIDDLESBROUGH, TS1 3EB



FOR SALE BY AUCTION
Tuesday 30th April 2024



- ▲ Chain Free Sale
- ▲ Stone's Throw to Teesside University Campus
- ▲ Ripe for a Refurb

Guide Price £39,950

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***Tuesday
30th April 2024 *** Option 1 ***
www.agentspropertyauction.com

Ripe for a refurb! This two bedroom town house is located within walking distance of Teesside university campus.

The property comprises entrance hall, lounge, rear dining room, kitchen, and bathroom. On the first floor there are two bedrooms and a staircase leading to the loft space (No Regs!). Externally there is a courtyard.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

RECEPTION ROOM ONE - 2.3m x 3.6m (7'7" x 11'10")

RECEPTION ROOM TWO - 3.8m x 4.2m (12'6" x 13'9")

KITCHEN - 1.85m x 3.17m (6'1" x 10'5")

LOBBY - 1.85m x 0.82m (6'1" x 2'8")

BATHROOM - 1.85m x 1.82m (6'1" x 6')

FIRST FLOOR

LANDING

With stairs to the loft.

BEDROOM ONE - 3.87m x 3.28m (12'8" x 10'9")

BEDROOM TWO - 3.87m x 4.2m (12'8" x 13'9")

LOFT - 3.87m x 2.71m (12'8" x 8'11")

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

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EXTERNALLY

REAR COURTYARD

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

AGENTS NOTE: - Please note we believe the property may not be suitable for mortgage lending. We would advise any potential purchasers to make their own enquires into any financial lending, if required.

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.

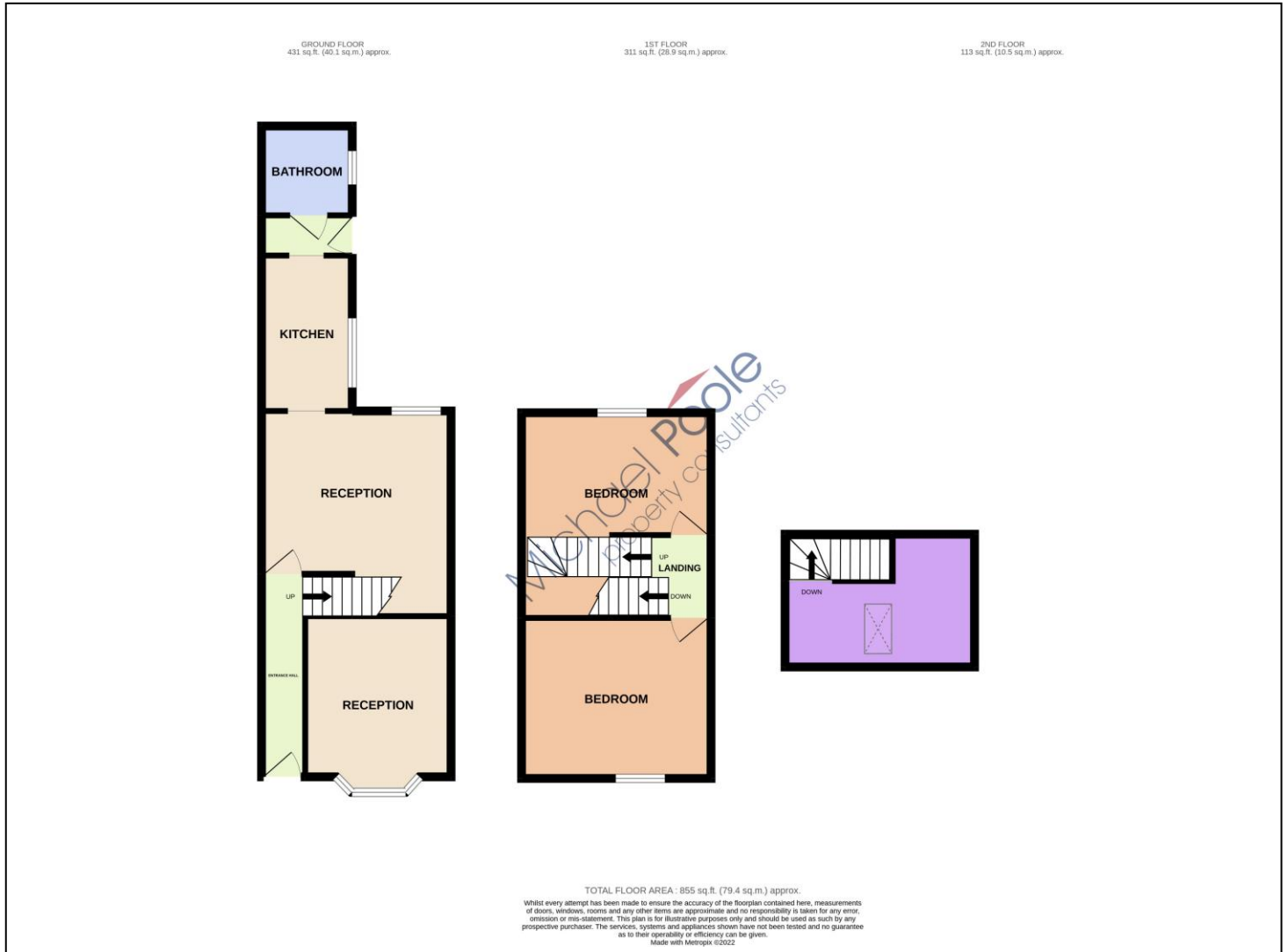
DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve 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/MID240173/22032024

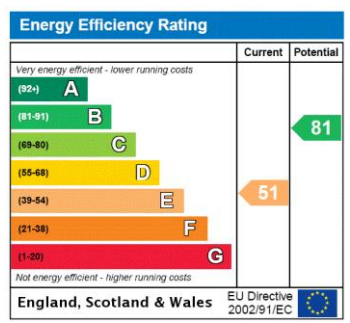
Council Tax Band: A **Tenure:** Freehold

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





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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