

## HOLLOWFIELD, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RR



### **FOR SALE BY AUCTION**



- ▲ Ideal for a First Time Buyer or Investor
- ▲ Two Bedroom Semi Detached House
- ▲ Quiet Cul-De-Sac Setting
- ▲ Private Rear Garden
- ▲ Driveway Parking
- ▲ Fitted Kitchen
- ▲ Living Room with French Doors to the Rear Garden
- ▲ Modern Refurbished Bathroom
- ▲ No Forward Chain

**Guide Price £90,000**

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

**Michael Poole**  
sales | lettings | auctions



\*\*\* For Sale By Auction \*\*\*    \*\*\* Option 2 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

55 Hollowfield is a two bedroom semi-detached house located within a quiet cul-de-sac in this popular area of Coulby Newham with an open plan front garden, driveway to the side and a private garden to the rear. Internally the accommodation briefly comprises an entrance hall, fitted kitchen, rear living room with French doors to the rear garden, two first floor bedrooms and modern refurbished bathroom. No forward chain.

**GROUND FLOOR**

**ENTRANCE HALL - '**

**KITCHEN - 2.64m x 2.06m (8'8" x 6'9")**

With a range of fitted wall and floor units, complementing work surfaces, part tiled walls, wall mounted boiler, electric oven and four ring gas hob with extractor over.

**LIVING ROOM - 4.11m x 3.89m (13'6" x 12'9")**

With French doors opening to the private rear garden.

**FIRST FLOOR**

**BEDROOM ONE - 4m x 2.3m (13'1" x 7'7")**

**BEDROOM TWO - 4m x 2.34m (13'1" x 7'8")**

**BATHROOM - 1.96m x 1.88m (6'5" x 6'2")**

Modern refurbished white suite comprising bath, low level WC and wash hand basin set in vanity style unit.

**EXTERNALLY**

**GARDENS & PARKING** - Externally the property is located within a quiet cul-de-sac and features an open plan front garden, driveway to the side and gated access leads to a private rear garden mainly laid to lawn with hedge borders and timber shed.

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

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



HOLLOWFIELD, TS8 0RR



**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.

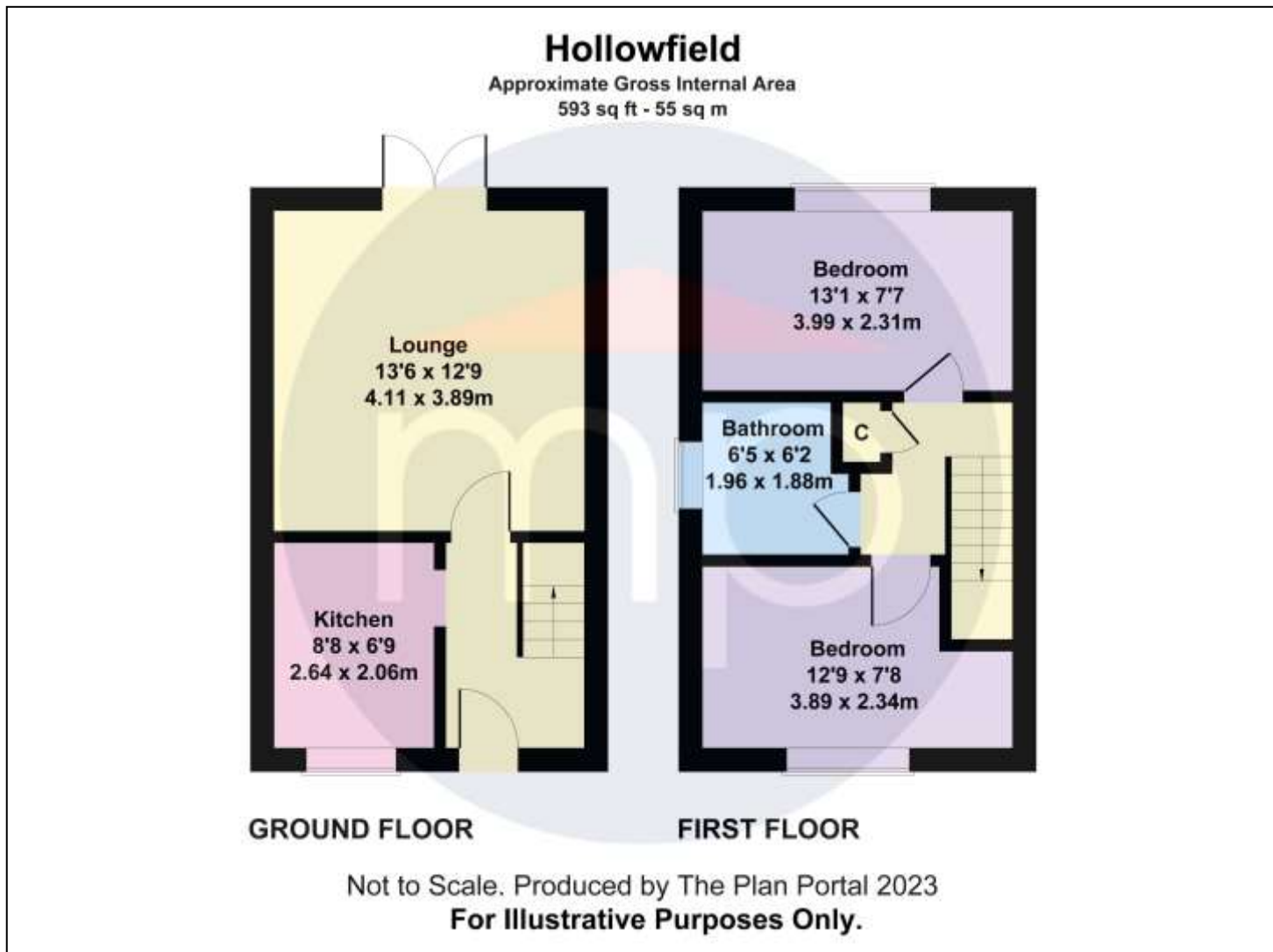
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve 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:** - DP/LS/NUN230692/21122023

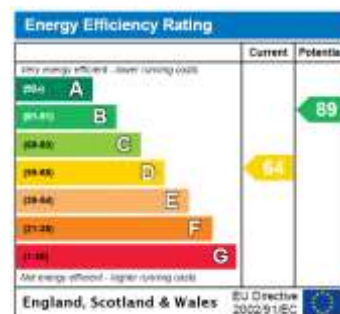
**Council Tax Band:** B      **Tenure:** Freehold

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





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.



**TO VIEW:** Contact our Nunthorpe Office on Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS