

## GRANGE FARM ROAD, GRANGETOWN, TS6 7HP



### **FOR SALE BY AUCTION** **Tuesday 30<sup>th</sup> April 2024**



- ▲ A Two Bedroom Mid Terrace House in This Popular Area of TS6
- ▲ Appealing to Landlords & Investors
- ▲ Currently Let by Way of AST to Long Term Tenants Paying Rent of £5,100pa (£425 PCM)
- ▲ Lounge Diner with Double Glazed Patio Doors to Rear Garden
- ▲ Kitchen with a Range of Units & Built-In Oven & Hob
- ▲ Family Bathroom with White Three-Piece Suite & Useful Ground Floor Cloakroom/WC
- ▲ Two Good Size Bedrooms
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing
- ▲ Externally There is an Enclosed Rear Garden Laid to Lawn with Rear Gated Access

**Guide Price £59,950**

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

**Michael Poole**  
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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*Tuesday  
30th April 2024 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Appealing to landlords and investors, a two-bedroom mid terrace house in this popular area of TS6.

**GROUND FLOOR**

HALLWAY

CLOAKROOM/WC

LOUNGE DINER - 3.78m (12'5") reducing to 1.85m (6'1") x 3.73m (12'3") reducing to 2.57m (8'5")

KITCHEN - 1.83m x 3.53m (6' x 11'7")

**FIRST FLOOR**

LANDING

BEDROOM ONE - 3.78m (12'5") reducing to 2.74m (9') x 3.48m (11'5") reducing to 2.29m (7'6")

BEDROOM TWO - 1.93m (6'4") reducing to 0.94m (3'1") x 3.73m (12'3") reducing to 1.73m (5'8")

BATHROOM - 1.7m x 1.73m (5'7" x 5'8")

**EXTERNALLY**

**GARDEN** - Enclosed established rear garden laid to lawn with paved patio area and garden path leading to rear gated access.

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

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**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.

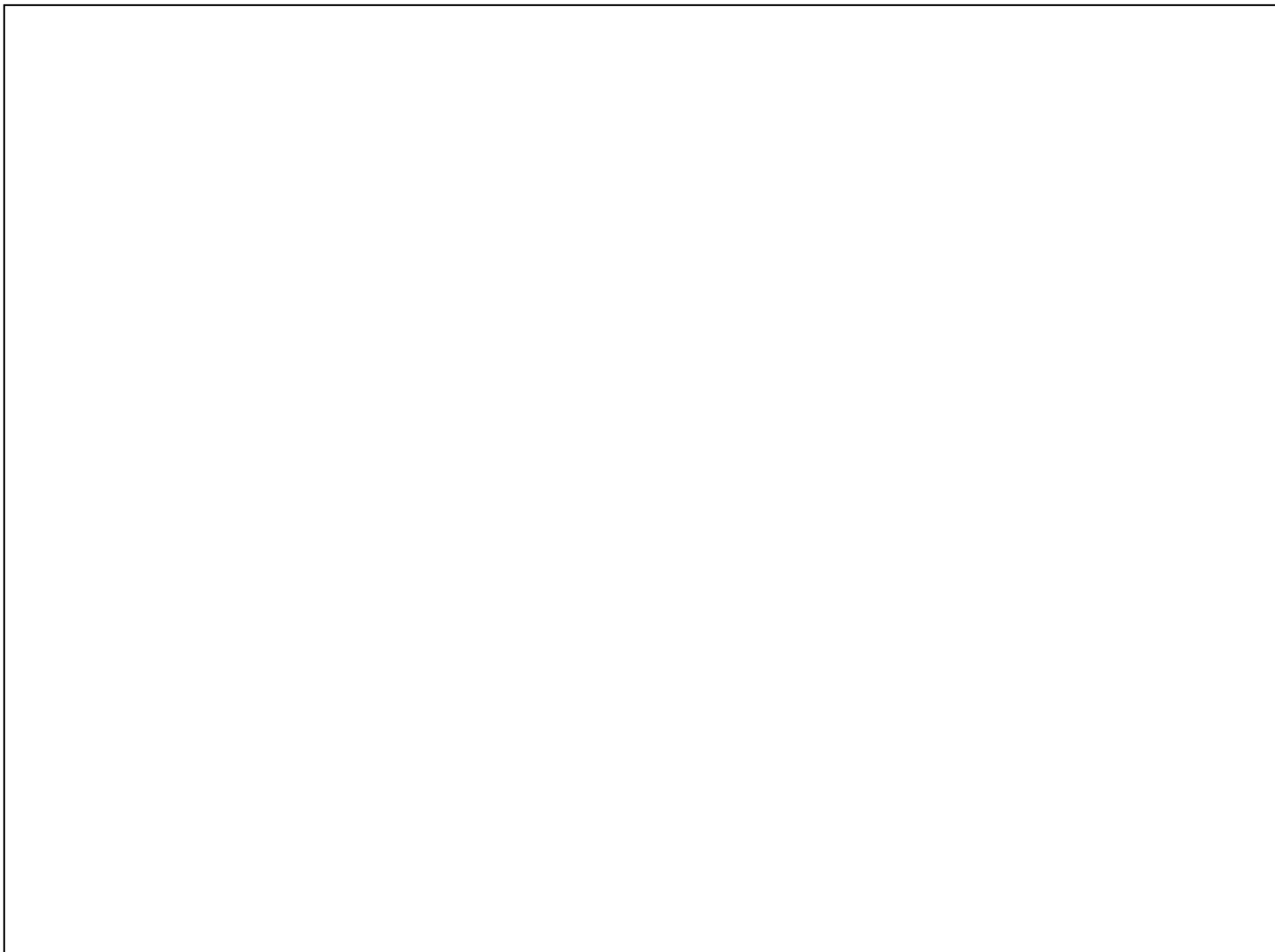
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve 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:** - JF/LS/RED240027/17012024

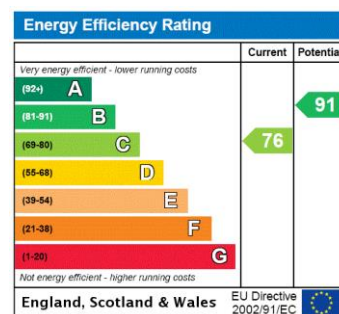
**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Eston office on  
Tel: **01642 955180**





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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