

BEVANLEE ROAD, SOUTH BANK, MIDDLESBROUGH, TS6 6QT



FOR SALE BY AUCTION
Thursday 27th February 2025



- ▲ Chain Free Sale
- ▲ Ideal for First Time Buyers, Young Couples & Investors Alike
- ▲ Gas Central Heating
- ▲ Open Plan Lounge/Diner
- ▲ Three Good Size Bedrooms
- ▲ Rear Garden

Guide Price £60,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
27th February 2025 *** Option 2 ***
www.agentspropertyauction.com

Ideal for first time buyers, young couples & investors alike!

Features include an open plan lounge/diner, UPVC double glazed windows, rear garden, three good size bedrooms and within walking distance of schools and shops.

The property comprises entrance hall, lounge/dining room and kitchen. On the first floor there are three bedrooms and a bathroom.

GROUND FLOOR

HALL - 2.00m x 3.04m (6'7" x 10')

LOUNGE DINER - 4.77m (15'8") reducing to 2.26m (7'5") x 6.42m (21'1") reducing to 3.18m (10'5")

KITCHEN - 4.45m (14'7") reducing to 3.27m (10'9") x 3.09m (10'2") reducing to 1.64m (5'5")

4.45m reducing to 3.27m x 3.09m reducing to 1.64m

FIRST FLOOR

BEDROOM ONE - 3.89m x 3.27m (12'9" x 10'9")

BEDROOM TWO - 3.89m x 2.69m (12'9" x 8'10")

BEDROOM THREE - 2.92m (9'7") reducing to 1.77m (5'10") x 2.40m (7'10") reducing to 1.99m (6'6")

WC - 0.91m x 1.75m (3' x 5'9")

BATHROOM - 1.91m x 1.75m (6'3" x 5'9")

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

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EXTERNALLY

FRONT & REAR GARDEN

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: - EE/LS/RED241145/21102024

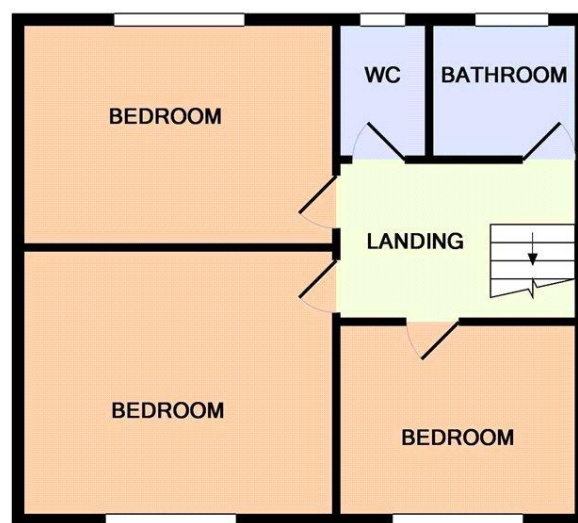
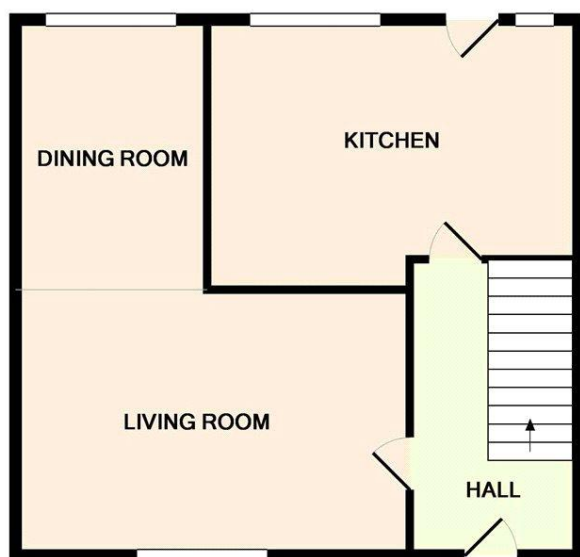
Council Tax Band: A **Tenure:** Freehold

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



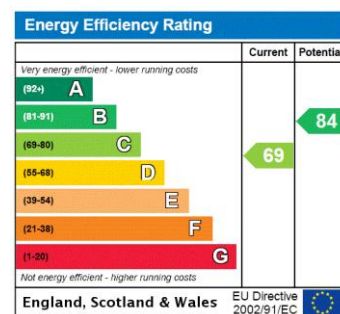
Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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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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