

**HAMPTON ROAD, STOCKTON-ON-TEES, TS18 4DX**



**FOR SALE BY AUCTION**  
**Thursday 30<sup>th</sup> May 2024**



- ▲ Chain Free Sale
- ▲ Three Bedroom End Terrace Property
- ▲ Two Reception Rooms & Kitchen
- ▲ In Need of a Full Renovation
- ▲ Gas Central Heating
- ▲ Wooden Windows
- ▲ Rear Westerly Facing Garden

**Guide Price £39,950**

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

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

This three bedroom end terrace is perfect if you are looking for a project. It comes to the market with a chain free sale, gas central heating and rear westerly facing garden.

Comprising lobby, hall, lounge, dining room and kitchen on the ground floor. The first floor has two bedrooms, single and bathroom.

#### **GROUND FLOOR**

**ENTRANCE LOBBY - 1.85m x 1.07m (6'1" x 3'6")**

**ENTRANCE HALL - 5.72m (max) x 1.88m (18'9" (max) x 6'2")**

**LOUNGE - 4.5m (14'9") into bay window x 3.58m (11'9")**

**DINING ROOM - 4.45m (14'7") into bay window x 3.89m (12'9")**

**KITCHEN - 3.89m x 3.02m (12'9" x 9'11")**

#### **FIRST FLOOR**

##### **LANDING**

**BEDROOM ONE - 4.27m (14') reducing to 3.94m (12'11") x 3.66m (12') reducing to 2.67m (8'9")**

**BEDROOM TWO - 3.94m x 3.53m (12'11" x 11'7")**

**BEDROOM THREE - 2.67m x 1.73m (8'9" x 5'8")**

##### **BATHROOM**

#### **EXTERNALLY**

##### **REAR GARDEN**

To the rear there is a garden accessed via the alleyway.

#### **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:** - MH/LS/STO240132/23042024

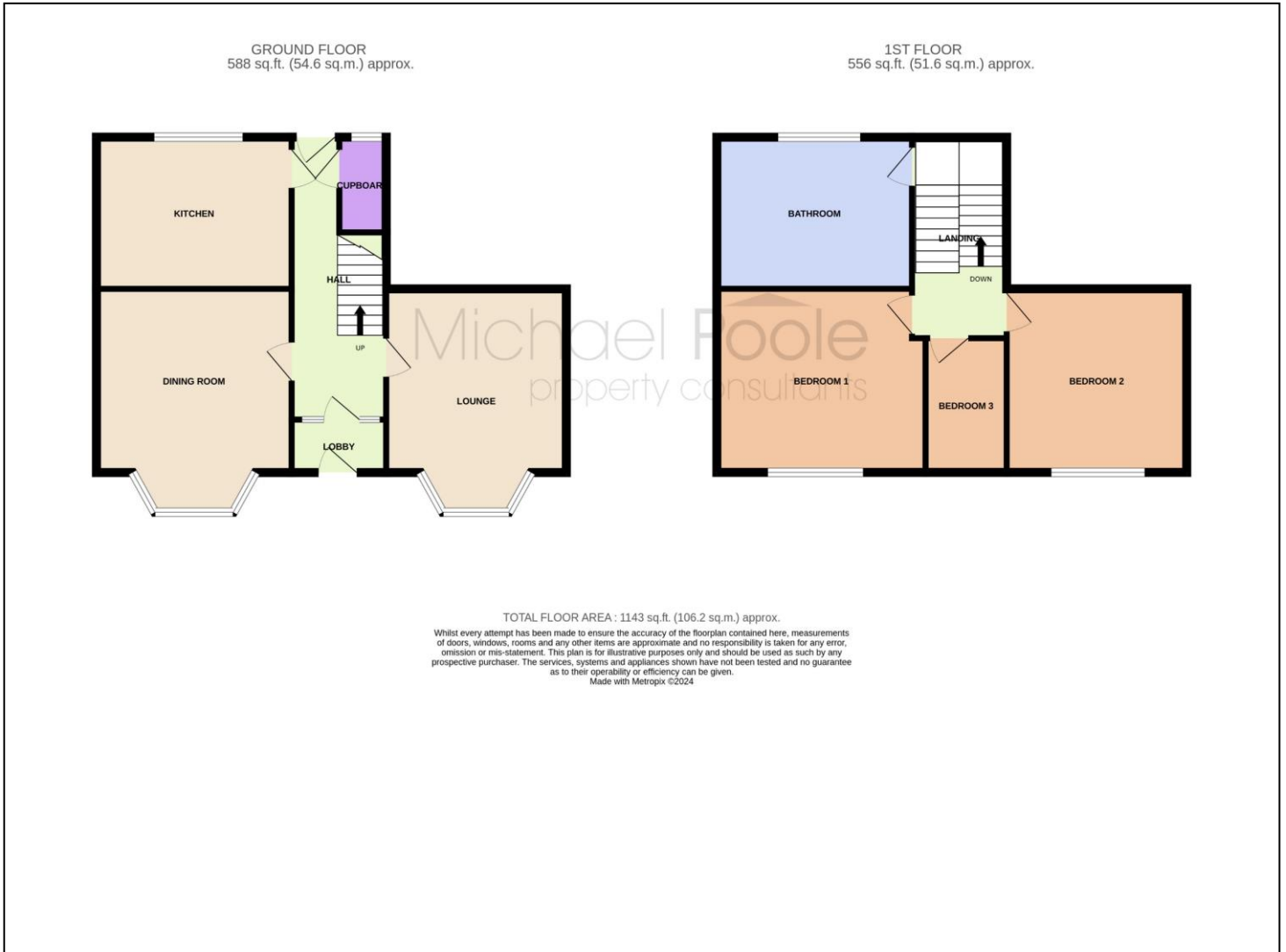
**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on  
Tel: **01642 355000**

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17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

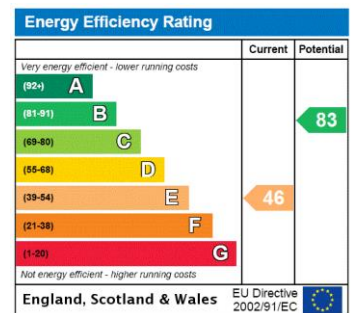
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TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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