

**FRONT STREET, GREATHAM, HARTLEPOOL, TS25 2ES**



**FOR SALE BY AUCTION**  
**Thursday 30th July 2026**



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Mid Terraced Property Set Over Three Floors
- ▲ Large Westerly Facing Rear Garden
- ▲ Lounge, Dining Room & Kitchen with Modern Units
- ▲ Character Features
- ▲ Gas Central Heating with Combi Boiler

**Guide Price £130,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*  
 Thursday 30th July 2026 \*\*\* Option 1  
 \*\*\*

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Offered to the market with a CHAIN FREE sale, this three bedroom mid terrace house offers spacious living accommodation across three floors and features a generous westerly facing rear garden.

The property comprises entrance hall, front lounge, dining room, kitchen with modern units and modern bathroom with four piece suite. The first floor has two bedrooms and access to further second floor bedroom. Outside there is a large rear garden with brick built out house (in need of repair and attention), large patio area and views overlooking farmland.

Other features include gas central heating with combi boiler, updated fuse board to rental regulations and wooden sash windows.

\*\*Roof requires attentions with planning been approved via Hartlepool Council for the roof to be replaced H/2025/0355\*\*

TO VIEW: Tel: 01642 955140  
 10 Town Square, Billingham, TS23 2LY

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### **GROUND FLOOR**

**ENTRANCE HALL** - Wooden entrance door with glass inlay and woodgrain effect laminate flooring.

**LOUNGE - 4.62m (15'2") into alcove (max) x 4.52m (14'10") (max)**  
 With radiator and built-in storage cupboard.

**DINING ROOM - 5.3m (17'5") (max) x 3.78m (12'5") (max)**  
 With radiator and staircase to the first floor.

**KITCHEN - 4.5m (max) x 3.3m (14'9") (max) x 10'10")**  
 Fitted with a shaker design wall, drawer, and floor units with complementary work surface, space for slot in cooker, plumbing for washing machine, woodgrain effect laminate flooring, subway tiled walls, stainless steel sink with mixer tap and drainer, and large pantry cupboard.

**BATHROOM** - Fitted with a white four-piece suite comprising panelled bath, shower cubicle with shower over and tiled splashback, wash hand basin with tiled splashback, WC, chrome towel rail, electric extractor fan and tiled flooring.



**FIRST FLOOR**

**LANDING** - With airing cupboard housing the combination boiler and stairs to the second floor.

**BEDROOM ONE - 4.52m x 2.51m (14'10" x 8'3")**  
With radiator.

**BEDROOM TWO - 3.6m x 2.62m (11'10" x 8'7")**  
With radiator, storage cupboard and cast iron fireplace.

**SECOND FLOOR**

**BEDROOM THREE - 5.13m (16'10") x 4.7m (15'5") with reduced head height**  
With radiator.

**EXTERNALLY**

The front of the property is pedestrianised and there is a generous westerly facing garden with large Indian flagstone patio area, outside tap, lawn, Indian flagstone pathway leading to a rear brick built outbuilding with power, light and wooden access door (is in need of attention) and there is a further lawned area that is not directly overlooked to the rear.

**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/BIL260130/14042026

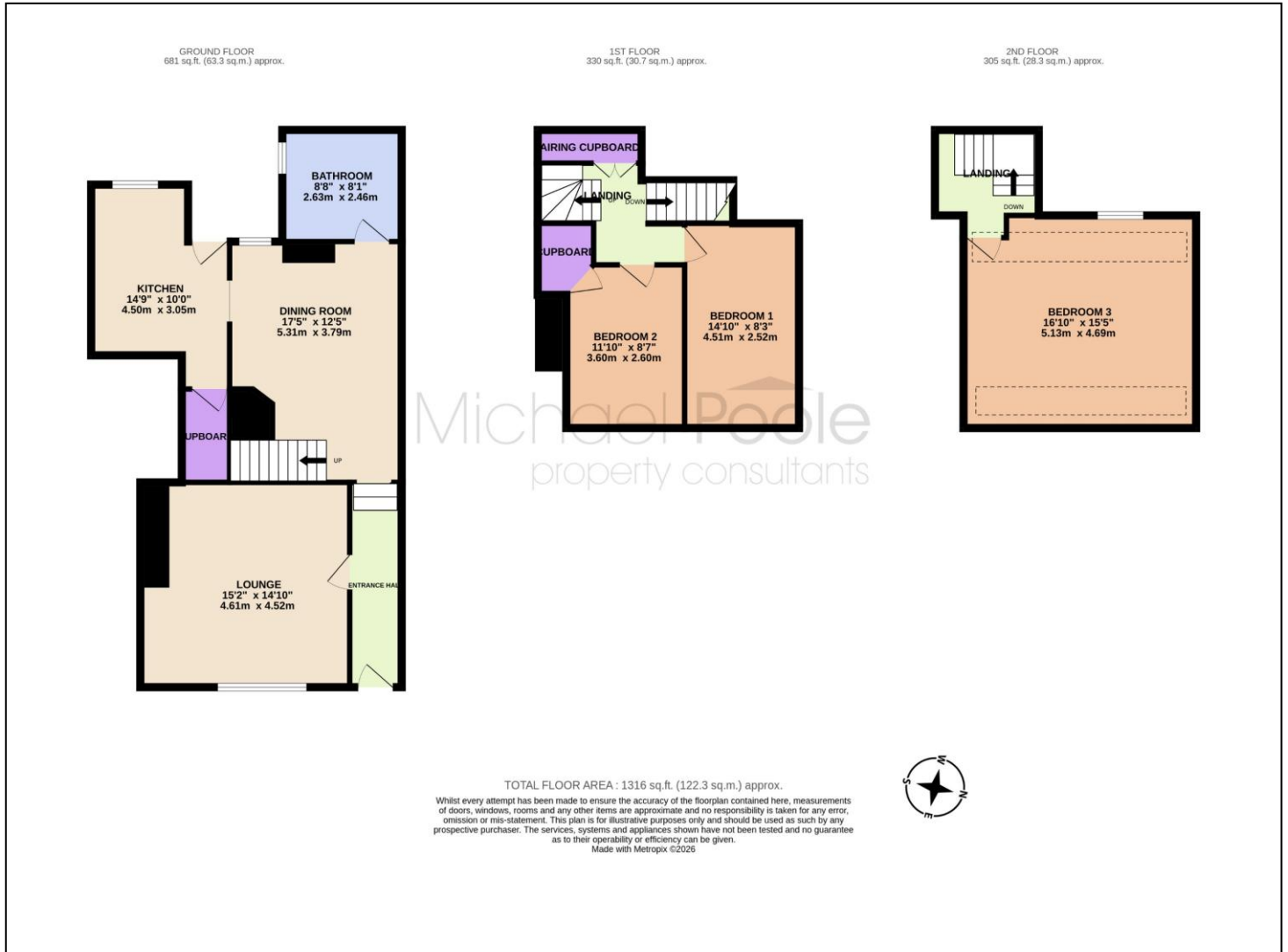
**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on  
Tel: 01642 955140



FRONT STREET, TS25 2ES





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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