

GUISBOROUGH ROAD, NUNTHORPE, MIDDLESBROUGH, TS7 0LA



FOR SALE BY AUCTION
Thursday 27th August 2026



- ▲ No Forward Chain
- ▲ A Beautifully Presented & Deceptively Spacious Two Bedroom Semi Detached House
- ▲ Extended & Modernised by the Current Owners
- ▲ Occupying a Large Plot, Ideal for Future Development – Subject to Planning
- ▲ Large Private Garden
- ▲ 24ft Living Room
- ▲ Further Reception Room
- ▲ Conservatory Enjoying Views Over the Garden
- ▲ Spacious Kitchen Breakfast Room
- ▲ Modern Ground Floor Bathroom
- ▲ Two Double Bedrooms to the First Floor
- ▲ Large Greenhouse Accessed Via the Patio Area & Pergola
- ▲ Ample External Storage with Large Cabin & Storage Shed
- ▲ Easy Access to Local Amenities at Nunthorpe Shops & Nunthorpe Secondary School

Guide Price £225,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
27th August 2026 *** Option 2 ***
www.agentspropertyauction.com

A beautifully presented and deceptively spacious two bedroom semi-detached house occupying a large plot, ideal for future development subject to planning. Internal features include a spacious fitted kitchen, two reception rooms, conservatory and two double bedrooms. Externally there is ample parking on the extensive driveway and a large private rear garden with a number of outbuildings including a timber cabin and large greenhouse. The property is offered for sale with no forward chain and offers easy access to Nunthorpe secondary school and Nunthorpe shops.

GROUND FLOOR

RECEPTION ROOM - 6.96m x 2.8m (22'10" x 9'2")

With three windows to the side elevation flooding the room with natural light.

BATHROOM - 2.8m x 2.77m (9'2" x 9'1")

Modern white suite comprising large spa style bath, low level WC and wash hand basin.

LOUNGE/DINER - 7.42m x 4.52m (24'4" x 14'10")

With bay window to the front elevation, attractive stone fire surround with wood burning stove, staircase to the first floor and double doors to the kitchen.

KITCHEN - 5.54m x 4.11m (18'2" x 13'6")

With a smart range of shaker design fitted wall and floor units, island, range style cooker with extractor over, space for American style fridge freezer, plumbing for washing machine, spotlighting, French doors to the rear terrace and French doors open to the conservatory.

CONSERVATORY - 4.1m x 4.1m (max) (13'5" x 13'5" (max))

Enjoying pleasant views over the garden.

FIRST FLOOR

BEDROOM ONE - 4.55m x 3.18m (14'11" x 10'5")

With built-in wardrobe.

BEDROOM TWO - 4.14m x 3.53m (13'7" x 11'7")

With built-in wardrobe.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARDEN - Externally to the front of the property there is an extensive paved driveway offering parking for three to four cars with double gated access to the side of the property. To the rear there is an extensive lawned garden with patio areas, gazebo style covering from the French from the kitchen to a lovely terrace and number of outbuildings include a large greenhouse, summerhouse and storage shed. The garden is ideal for future development subject to any planning.

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/COU150517/19022026

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



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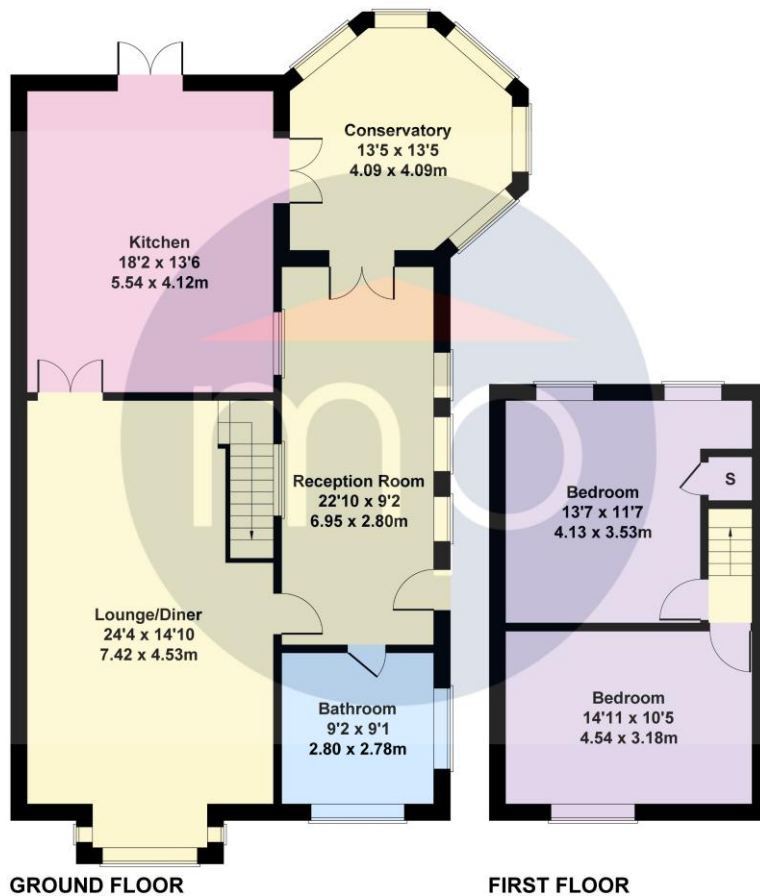


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need to sell
before you can buy?

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

Guisborough Road

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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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