

BIRCHINGTON AVENUE, GRANGETOWN, MIDDLESBROUGH, TS6 7LU



FOR SALE BY AUCTION
Thursday 27th August 2026



- ▲ Three Bedroom End Terrace Property
- ▲ Brilliant for First Time Buyer or Buy to Let
- ▲ Large Garage
- ▲ South Westerly Low Maintenance Rear Garden
- ▲ No Chain Sale

Guide Price £75,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Thursday 27th August 2026 *** Option 1
 *** www.agentspropertyauction.com

Offering excellent value, this end of terrace property is ideally suited to a first time buyer or as a buy to let. Offering spacious living both inside and out and is excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.86m x 3.48m (6'1" x 11'5")

Part glazed UPVC entrance door, radiator, wide plank oak laminate flooring, under stairs storage cupboard, UPVC window and staircase to the first floor.

LIVING ROOM - 3.78m (12'5") x 3.83m (12'7") reducing to 3.46m (11'4")

A spacious room with wood fire surround with living flame gas fire, wide plank oak laminate flooring flows through from the hall, radiator and UPVC window.

KITCHEN - 2.76m x 3.17m (9'1" x 10'5")

A fitted kitchen with roll edge worktops, plumbing for washing machine and dishwasher, part tiled walls, UPVC window, door to the rear garden and opens through to the dining room.

DINING ROOM - 2.93m x 2.44m (9'7" x 8')

A light and bright room with wide plank oak laminate flooring, radiator and UPVC French doors open onto the rear garden sundeck.

FIRST FLOOR

LANDING - 1.86m x 2.49m (6'1" x 8'2")

With panelled doors to all rooms including a storage cupboard, UPVC window and access to the loft space.

BEDROOM ONE - 3.84m (12'7") reducing to 2.96m (9'9") x 4.00m (13'1") reducing to 3.27m (10'9")

A spacious room with feature wall and grey carpet, radiator and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



BIRCHINGTON AVENUE, TS6 7LU



BEDROOM TWO - 3.84m (12'7") reducing to 3.34m (10'11") x 2.74m (9')

A double room with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.77m x 2.35m (9'1" x 7'9")

A single room with laminate flooring, radiator, UPVC window and an integrated storage cupboard houses the Worcester combi boiler.

BATHROOM - 2.29m x 1.66m (7'6" x 5'5")

A white suite with over bath electric shower unit, part tiled walls, chrome ladder radiator, high gloss vanity storage unit, vinyl flooring and UPVC window.

EXTERNALLY

GARAGE - 3.96m x 5.97m (13' x 19'7")

A larger than average garage with up and over entrance door and side access door to the rear garden.

GARDENS - The front of the property is laid to lawn with border planting and gated access to the shared driveway. The low maintenance south westerly facing rear garden features a full width sundeck with wind out awning and artificial laid lawn with raised planters.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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.

Council Tax Band: A

Tenure: Freehold

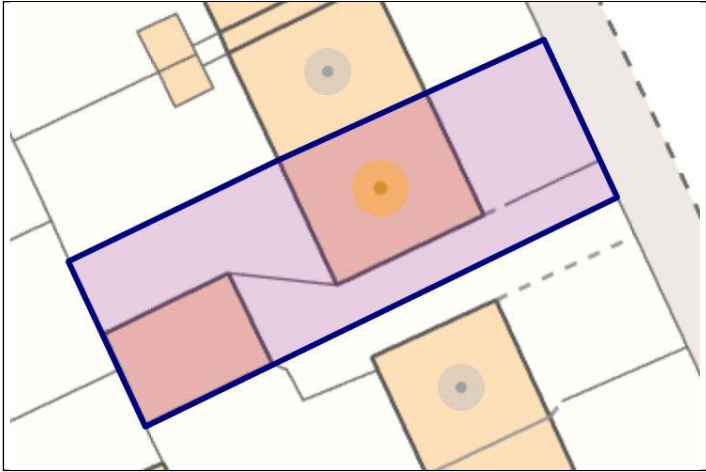


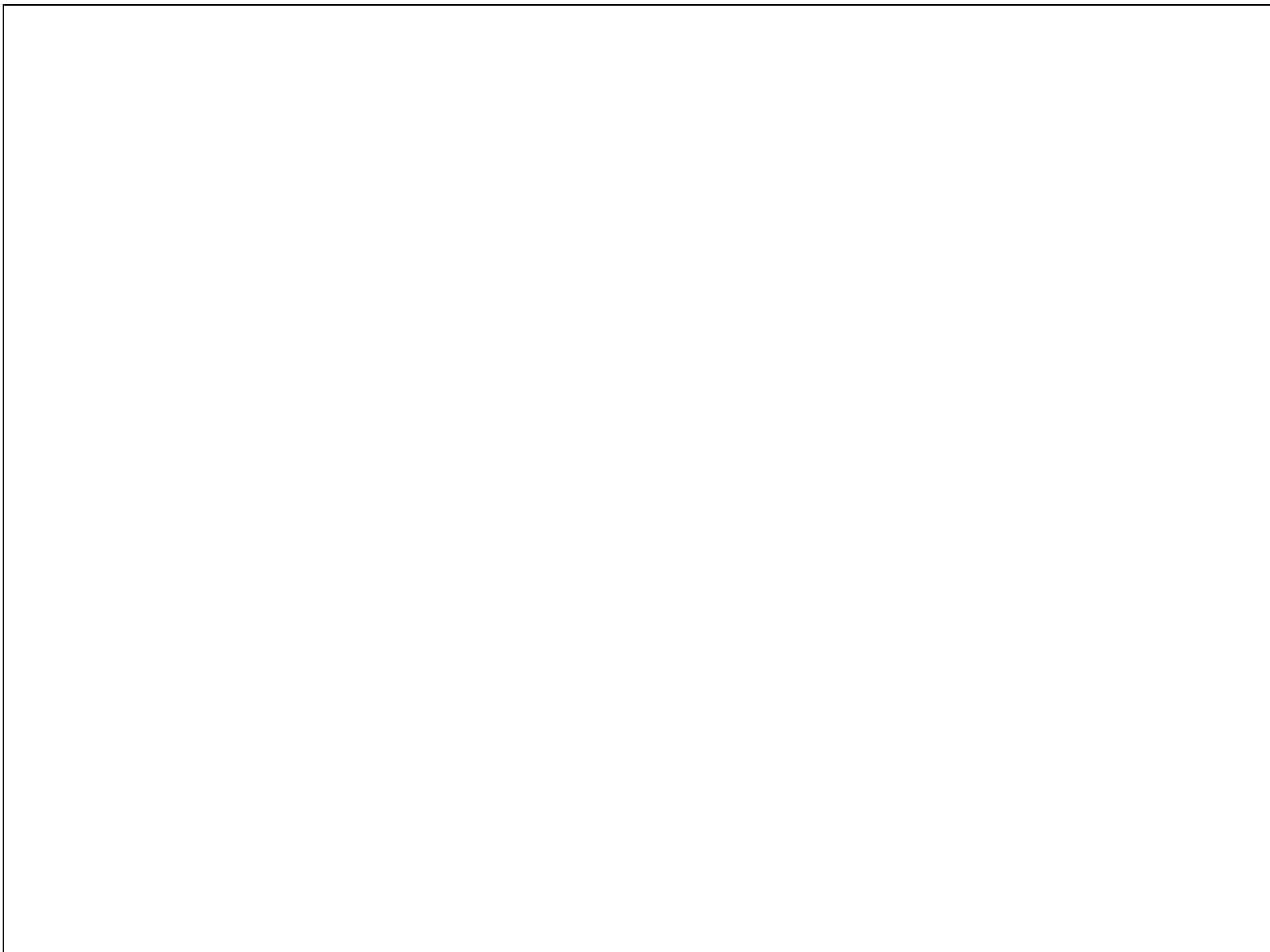
BIRCHINGTON AVENUE, TS6 7LU

Michael Poole
sales | lettings | auctions

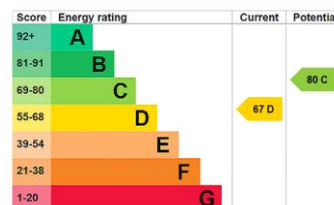


BIRCHINGTON AVENUE, TS6 7LU





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.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD