

GLADSTONE STREET, CARLIN HOW, TS13 4DR



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



- ▲ Ideal first-time purchase or rental investment
- ▲ Popular residential location in Carlin How
- ▲ Spacious lounge
- ▲ Large fitted kitchen
- ▲ Ground floor family bathroom
- ▲ Two generous double bedrooms
- ▲ Enclosed rear yard
- ▲ Close to local amenities
- ▲ Well placed for transport links
- ▲ Viewing highly recommended

Guide Price £55,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th July 2026 *** Option 2 ***
www.agentspropertyauction.com

Situated in a popular residential area of Carlin How, this well-presented two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers and investors alike.

Conveniently located close to a range of local amenities, schools and transport links, the property provides spacious accommodation throughout. To the ground floor, there is a generous lounge offering ample living space, a large, fitted kitchen with plenty of storage and worktop space, and a family bathroom.

To the first floor are two particularly well-proportioned double bedrooms, both benefiting from excellent natural light and ample space for furnishings.

Offering excellent value for money in a sought-after residential location, this property is sure to appeal to a wide range of purchasers and early viewing is highly recommended.

GROUND FLOOR

LIVING ROOM - 3.66m x 4.11m (12' x 13'6")

KITCHEN - 3.63m (11'11") x 4.1m (13'5") plus 1.32m (4'4") x 2.2m (7'3")

REAR LOBBY - 0.81m x 2.18m (2'8" x 7'2")

BATHROOM - 1.63m x 2.18m (5'4" x 7'2")

FIRST FLOOR

LANDING - 0.79m x 0.81m (2'7" x 2'8")

BEDROOM ONE - 3.63m x 4.1m (11'11" x 13'5")

BEDROOM TWO - 2.77m x 4.14m (9'1" x 13'7")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
Standard Broadband & Mobile Signal

AGENTS REF: - JS/LS/EST260288/09062026

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

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.

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**

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.



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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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