

LAYCOCK STREET, MIDDLESBROUGH, TS1 4SN



FOR SALE BY AUCTION
Thursday 30th April 2026



- ▲ Ideal for a Buy-To-Let Investor
- ▲ Looking for an Oven Ready Property
- ▲ Modern Stylish Kitchen
- ▲ Freshly Decorated with New Carpets
- ▲ Tiled Main Roof
- ▲ UPVC Double Glazed Windows
- ▲ Composite Exterior Doors
- ▲ Central Heating System with a Combi Boiler
- ▲ Walking Distance to Teesside University Campus

Guide Price £40,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th April 2026 *** Option 1 ***
www.agentspropertyauction.com

Suitable to any investor or first time buyer!

This two bedroom mid terrace property is ideal to pretty much move straight into, it's been freshly decorated with new carpets and a modern stylish kitchen has been fitted too all for the benefit of the new owner.

Features include modern kitchen, central heating system, tiled main roof, UPVC double glazed windows, & composite exterior doors.

The property comprises vestibule, hall, lounge, dining room and kitchen. On the first floor there are two bedrooms and a bathroom.

GROUND FLOOR

VESTIBULE - Composite entrance door.

HALLWAY - With wood grain effect laminate floor and stairs leading to the first floor.

LOUNGE - 3.2m x 3.3m (10'6" x 10'10")
With radiator.

DINING ROOM - 3.7m x 3.2m (12'2" x 10'6")
With radiator.

KITCHEN - 4.3m x 2.1m (14'1" x 6'11")
Fitted with high gloss wall, drawer and floor units, roll edged worktop, electric oven four ring hob with an extractor, space for a washer, space for a fridge/freezer, sink, radiator and composite door leading to the yard.

FIRST FLOOR

LANDING - Loft access and radiator.

BEDROOM 1 - 4.3m x 3.3m (14'1" x 10'10")
With radiator.

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BEDROOM 2 - 3.6m x 2.6m (11'10" x 8'6")

With radiator.

BATHROOM - 4.3m x 2.2m (14'1" x 7'3")

With low flush toilet, pedestal wash basin, bath and cubicle shower and radiator.

EXTERNALLY - To the rear of the property there is small courtyard with access to the alley 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.

AGENTS REF: - TM/GD/MID240451/05072024

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

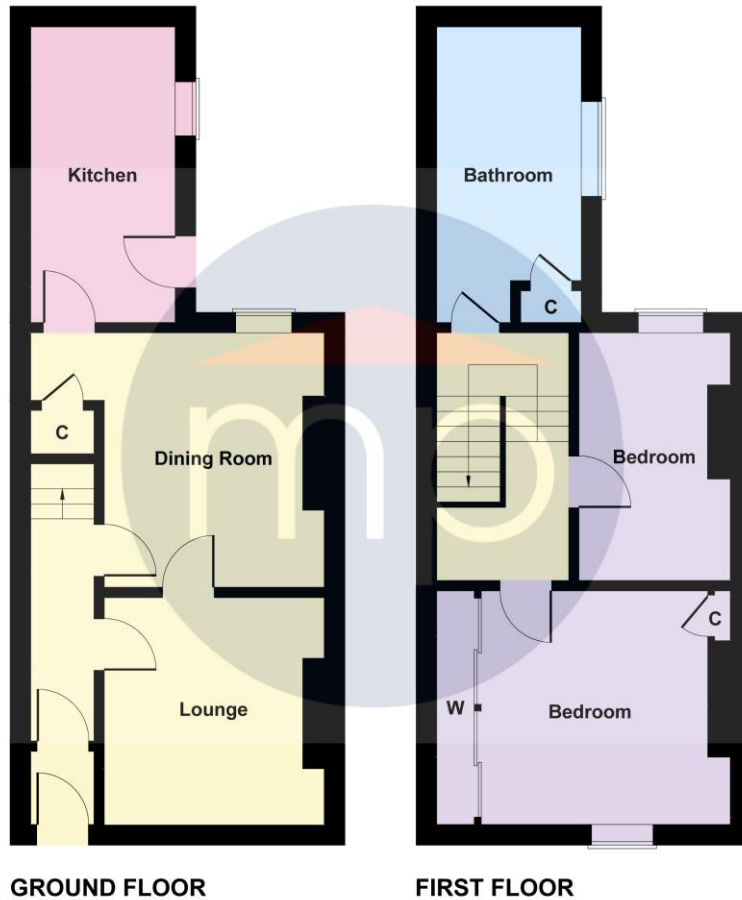
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67 Laycock Street

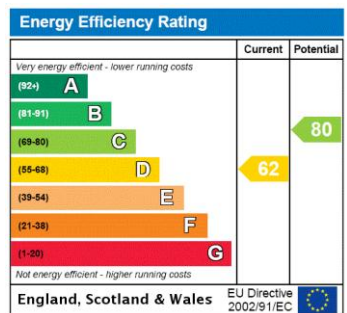


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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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