

**FREDERICK STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6JT**



**FOR SALE BY AUCTION**  
**Thursday 28th May 2026**



- ▲ Ideal For an Investor Looking to Take on A Tenant in Situ
- ▲ Gas Central Heating with A Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Two Reception Rooms

**Guide Price £39,950**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\*  
Thursday 28th May 2026 \*\*\* Option 1  
\*\*\* [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Ideal for an investor looking to take on a tenant in situ who is happy to remain in the property.

Features Include gas central heating, two reception rooms and UPVC double glazed windows.

The property comprises vestibule, lounge, kitchen/diner and ground floor WC. On the first floor there are two bedrooms.

### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

With solid hardwood entrance door.

#### **LOUNGE - 3.3m x 3.9m (10'10" x 12'10")**

With gas fire and radiator.

#### **KITCHEN DINER - 4.7m (15'5") x 3.3m (10'10") reducing to 1.7m (5'7")**

With wall, drawer, and floor units, roll edge worktop, space for freestanding four ring gas cooker, stainless steel sink, radiator and staircase to the first floor.

#### **LOBBY**

With storage cupboard and solid hardwood door to the rear yard.

#### **BATHROOM - 1.9m x 1.7m (6'3" x 5'7")**

With low level WC, pedestal wash hand basin, bath and radiator.

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE - 3.3m x 3.3m (10'10" x 10'10")**

With radiator.

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**BEDROOM TWO - 3.3m x 3.1m (10'10" x 10'2")**  
With radiator.

**EXTERNALLY**

**REAR COURTYARD**

Small rear courtyard with alleyway access.

**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/LS/MID250159/08042026

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: **01642 254222**

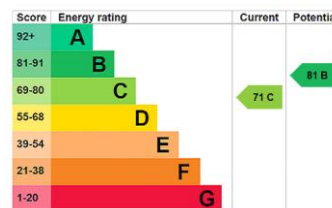


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