

FREDERICK STREET, NORTH ORMESBY, MIDDLESBROUGH, TS3 6JT



FOR SALE BY AUCTION
Tuesday 30th June 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 £35,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Tuesday 30th June 2026 *** Option 1
 *** 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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 64-66 Borough Road, Middlesbrough, TS1 2JH

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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**

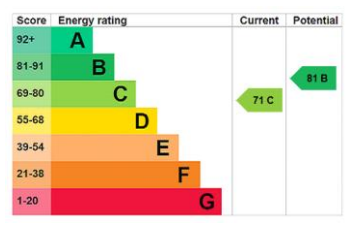


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