

RYDAL AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7BG



FOR SALE BY AUCTION
Thursday 28th May 2026



- ▲ Ripe For a Refurb!
- ▲ West Facing Rear Garden
- ▲ Off Street Parking
- ▲ Blank Canvas to Turn into Your Ideal Family Home

Guide Price £99,950

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
28th May 2026 *** Option 1 ***
www.agentspropertyauction.com

Ripe for a refurb! Sure to be of interest to young couples looking to get stuck into a great project!

The property comprises entrance hall, sitting room/dining room and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is off street parking to the front and a west facing rear garden.

GROUND FLOOR

HALLWAY

With UPVC entrance door, staircase to the first floor and radiator.

LOUNGE/DINING ROOM - 6.7m (22') x 3.4m (11'2") increasing to 5.1m (16'9")

With two radiators, gas fire, storage cupboard and UPVC French doors open to the rear garden.

KITCHEN - 2.9m x 3.2m (9'6" x 10'6")

With stainless steel sink, radiator and solid hardwood door to the rear garden.

FIRST FLOOR

LANDING

With loft access.

BEDROOM ONE - 3.1m x 3.2m (10'2" x 10'6")

With radiator.

BEDROOM TWO - 3.2m x 3.1m (10'6" x 10'2")

With radiator.

BEDROOM THREE - 2.2m x 3.1m (7'3" x 10'2")

With radiator.

BATHROOM - 1.9m x 1.6m (6'3" x 5'3")

Comprising close coupled WC, pedestal wash hand basin and bath.

TO VIEW: Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

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EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars and to the rear there is a west facing garden which is heavily overgrown.

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/MID260033/12052026

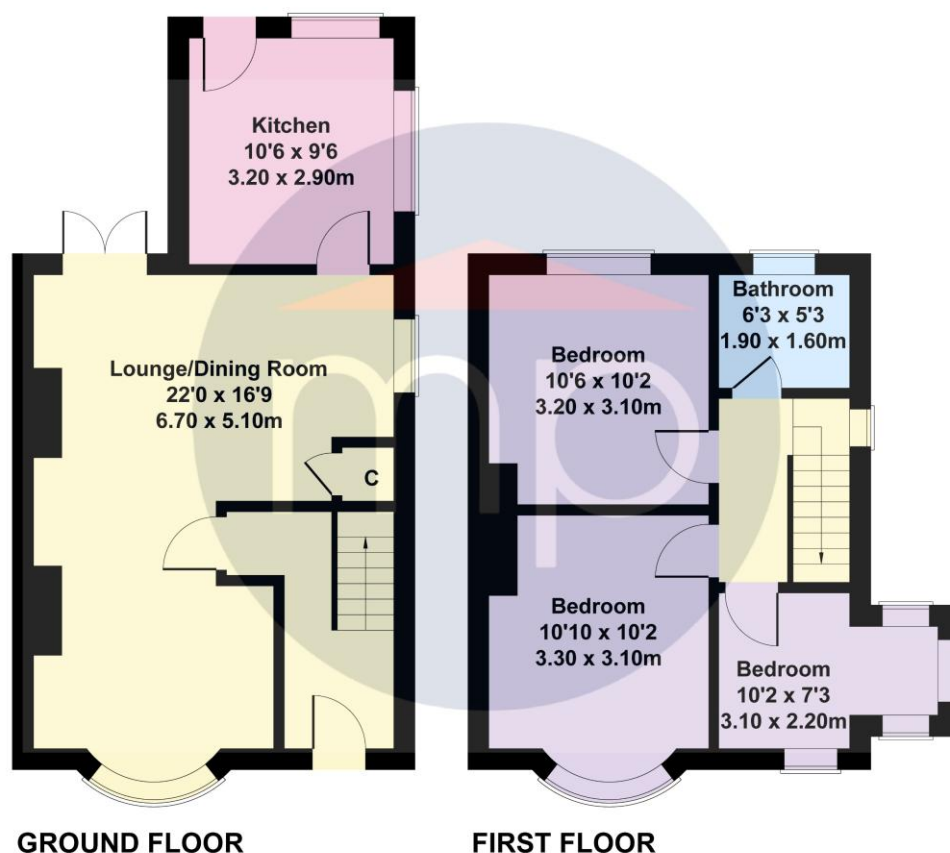
Council Tax Band: C **Tenure:** Freehold

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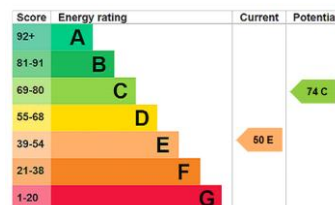
4 Rydal Ave

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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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