

**BROADSTONE, MARTON, MIDDLESBROUGH, TS8 9XY**



**FOR SALE BY AUCTION**  
**Thursday 28<sup>th</sup> May 2026**



- ▲ A Four Bedroom Detached House
- ▲ Located Within a Popular Area of Marton
- ▲ No Forward Chain
- ▲ Occupying a Lovely Plot with a Generous Size Rear Garden
- ▲ Double Garage
- ▲ Lounge Opening to Dining Room
- ▲ Fitted Kitchen with Utility & Ground Floor WC
- ▲ Four Bedrooms & Family Bathroom

**Guide Price £240,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Thursday  
28th May 2026 \*\*\* Option 2 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

A four bedroom detached house offered for sale with no forward chain and featuring a double driveway leading to a double garage, generous rear garden, lounge, dining room, fitted kitchen with utility, ground floor WC, four bedrooms and a family bathroom. Early viewing advised.

#### GROUND FLOOR

**ENTRANCE** - With staircase to the first floor.

**LOUNGE** - 4.07m x 3.09m (13'4" x 10'2")  
With under stairs cupboard and opening to ...

**DINING ROOM** - 2.81m x 2.33m (9'3" x 7'8")  
With French doors to the rear garden.

**KITCHEN** - 2.87m x 2.73m (9'5" x 8'11")

**UTILITY ROOM** - 1.50m x 1.52m (4'11" x 5')  
With side external door and wall mounted boiler.

**WC** - 1.50m x 1.12m (4'11" x 3'8")

#### FIRST FLOOR

**BEDROOM ONE** - 2.67m x 3.18m (8'9" x 10'5")

**BEDROOM TWO** - 3.69m x 2.61m (12'1" x 8'7")

**BEDROOM THREE** - 2.94m x 2.11m (9'8" x 6'11")

**BEDROOM FOUR** - 2.67m x 2.14m (8'9" x 7')

**BATHROOM** - 1.66m x 2.41m (5'5" x 7'11")

#### EXTERNALLY

**PARKING, DOUBLE GARAGE & GARDEN** - Externally the property occupies a lovely plot within this popular area of Marton and featuring a double width driveway leading to a double garage. To the rear there is a generous size part walled garden with lawn, patio areas and timber shed.

**TO VIEW:** Tel: 01642 955625  
95 Guisborough Road, Nunthorpe, TS7 0JS

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**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:** - DP/LS/NUN250762/16042026

**Council Tax Band:** D      **Tenure:** Freehold

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Tel: **01642 955625**





## Broadstone

Approximate Gross Internal Area  
872 sq ft - 81 sq m  
(Excluding Garage)

**GROUND FLOOR**

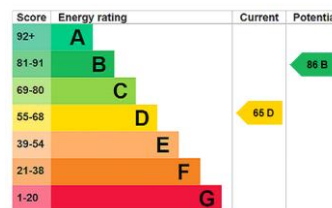
- Dining Room: 9'3 x 7'8 (2.33 x 2.81m)
- Lounge: 13'4 x 10'2 (4.07 x 3.09m)
- Kitchen: 9'5 x 8'11 (2.87 x 2.73m)
- WC: 4'11 x 3'8 (1.50 x 1.12m)
- Utility Room: 5'0 x 4'11 (1.52 x 1.50m)
- Double Garage

**FIRST FLOOR**

- Bedroom: 9'8 x 7'3 (2.94 x 2.22m)
- Bedroom: 8'9 x 7'0 (2.67 x 2.14m)
- Bedroom: 10'5 x 8'9 (3.18 x 2.67m)
- Bedroom: 12'1 x 10'2 (3.69 x 3.10m)
- Bathroom: 7'11 x 5'5 (2.41 x 1.66m)

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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