

**SOUTH LACKENBY, MIDDLESBROUGH, TS6 8DL**



**FOR SALE BY AUCTION**  
**Thursday 30<sup>th</sup> April 2026**



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Convenient Location
- ▲ Requires Full Refurbishment
- ▲ South Facing Garden
- ▲ Garage

**Guide Price £32,500**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Thursday  
30th April 2026 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

This mid terrace property offers fantastic scope for development. Nicely positioned for transport links and local amenities. Early viewing is advised.

### **GROUND FLOOR**

#### **ENTRANCE PORCH - 1.28m x 0.88m (4'2" x 2'11")**

With hardwood entrance door, vinyl flooring and fully glazed door to the living room.

#### **LIVING ROOM - 4.13m x 4.16m (13'7" x 13'8")**

A light and bright southerly facing room with laminate flooring, radiator, UPVC window and opens through to the dining room.

#### **DINING ROOM - 4.13m (13'7") reducing to 3.21m (10'6") x 3.18m (10'5")**

With laminate flooring, under stairs storage cupboard, staircase to the first floor, twin UPVC windows, and steps down to access the kitchen and bathroom.

#### **KITCHEN - 2.17m x 1.95m (7'1" x 6'5")**

Fitted kitchen with roll edge worktops, stainless steel sink, wall mounted Baxi boiler and UPVC window overlooks the lean to.

#### **BATHROOM - 1.81m x 1.67m (5'11" x 5'6")**

A traditional coloured suite with over bath shower attachment, part tiled walls, vinyl flooring and UPVC window.

#### **HALL - 1.88m (6'2") reducing to 1.39m (4'7") x 3.22m (10'7") reducing to 2.13m (7')**

With doors to the lean and bathroom and a storage cupboard houses the hot and cold water tanks.

**LEAN TO** - A wood framed lean to leading to the rear yard area.

### **FIRST FLOOR**

#### **BEDROOM ONE - 4.12m x 4.16m (13'6" x 13'8")**

A spacious room with radiator and UPVC window with open views over the Eston Hills.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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**BEDROOM TWO - 3.20m x 3.23m (10'6" x 10'7")**

A double room with radiator and UPVC window.

**EXTERNALLY**

**GARAGE - 2.72m x 6.13m (8'11" x 20'1")**

With power, lighting and side access door.

**GARDENS & PARKING** - The front of the property benefits from a southerly facing garden with lawn, border planting and paved pathway. To the rear there is an enclosed yard area with water tap and gated access to on street parking area.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of 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.

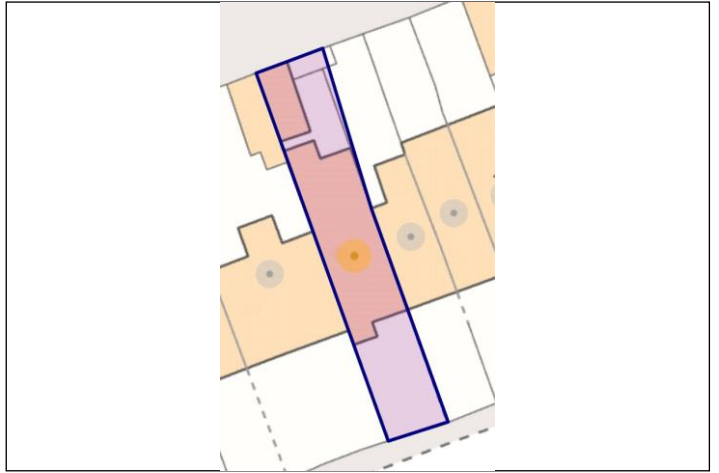
**AGENTS REF:** - CF/LS/NUN260184/12032026

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

**TO VIEW:** Contact our Eston office on

Tel: **01642 955180**







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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