

DIXON STREET, BROTON, TS12 2PF



FOR SALE BY AUCTION
Thursday 27th August 2026



- ▲ Two Bedroom End Terrace Property
- ▲ Popular Convenient Area
- ▲ Brilliant for the North Yorkshire Moors National Park
- ▲ Requires Refurbishment
- ▲ Wood Burning Stove
- ▲ Ground Floor WC
- ▲ On Street Parking

Guide Price £25,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Thursday 27th August 2026 *** Option 1 ***
www.agentspropertyauction.com

A characterful end of terrace property offering excellent value. Requiring refurbishment however benefits from a wood burning stove, country style kitchen and ground floor WC. Excellent location for exploring the North Yorkshire Moors. Early viewing is advised.

GROUND FLOOR

LIVING ROOM - 4.24m x 3.06m (13'11" x 10')

Part glazed cottage style UPVC entrance door, sanded floorboards, feature exposed stonework with wood burning stove, radiator, UPVC window, staircase to the first floor and door to the kitchen.

KITCHEN - 4.24m (13'11") reducing to 2.84m (9'4") x 2.32m (7'7")

A country style oak kitchen with hardwood worktops, integrated rangemaster electric oven and hob with matching extractor, plumbing for washing machine, Porcelain style sink unit, radiator, UPVC window, part glazed door to the entrance hall and access to the WC.

WC - 0.86m x 2.87m (2'10" x 9'5")

White suite with UPVC window.

ENTRANCE HALL - With sliding door to the WC and UPVC door to the rear of the property.

FIRST FLOOR

LANDING - 3.34m x 0.77m (10'11" x 2'6")

With cottage style doors to all rooms, access to the loft space and storage cupboard housing the combi boiler.

BEDROOM ONE - 4.20m (13'9") reducing to 3.21m (10'6") x 2.16m (7'1") reducing to 0.99m (3'3")

With radiator and UPVC window.

BEDROOM TWO - 2.17m (7'1") reducing to 1.67m (5'6") x 2.34m (7'8")

With laminate flooring, radiator and UPVC window.

BATHROOM - 2.24m x 2.34m (7'4" x 7'8")

A traditional white suite with roll top style bath with claw feet, shower rinser attachment, sanded floorboards, radiator and extractor fan.

TO VIEW: Tel: 01642 285041
 30-32 Station Road, Redcar, TS10 1AG

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EXTERNALLY

The front of the property benefits from on street parking and to the rear there is a shared courtyard 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/RED230729/17122024

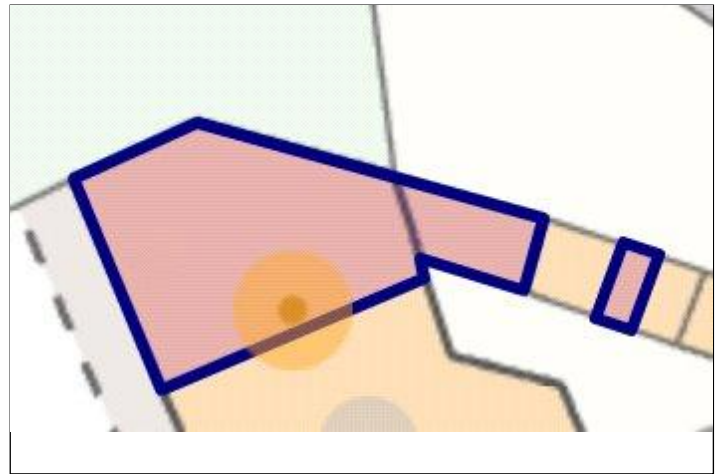
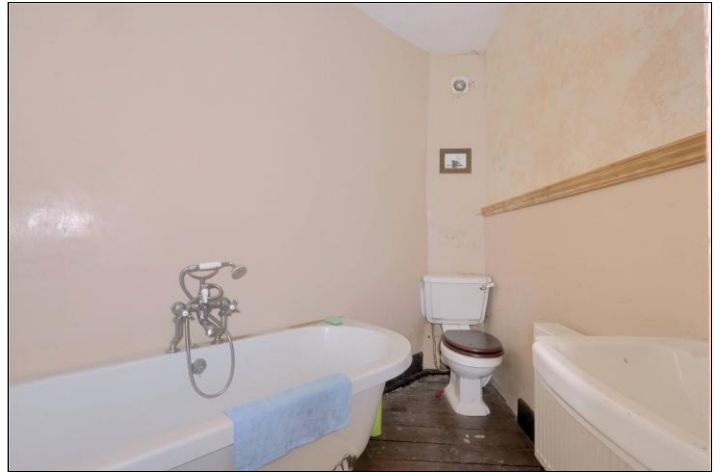
Council Tax Band: A **Tenure:** Freehold

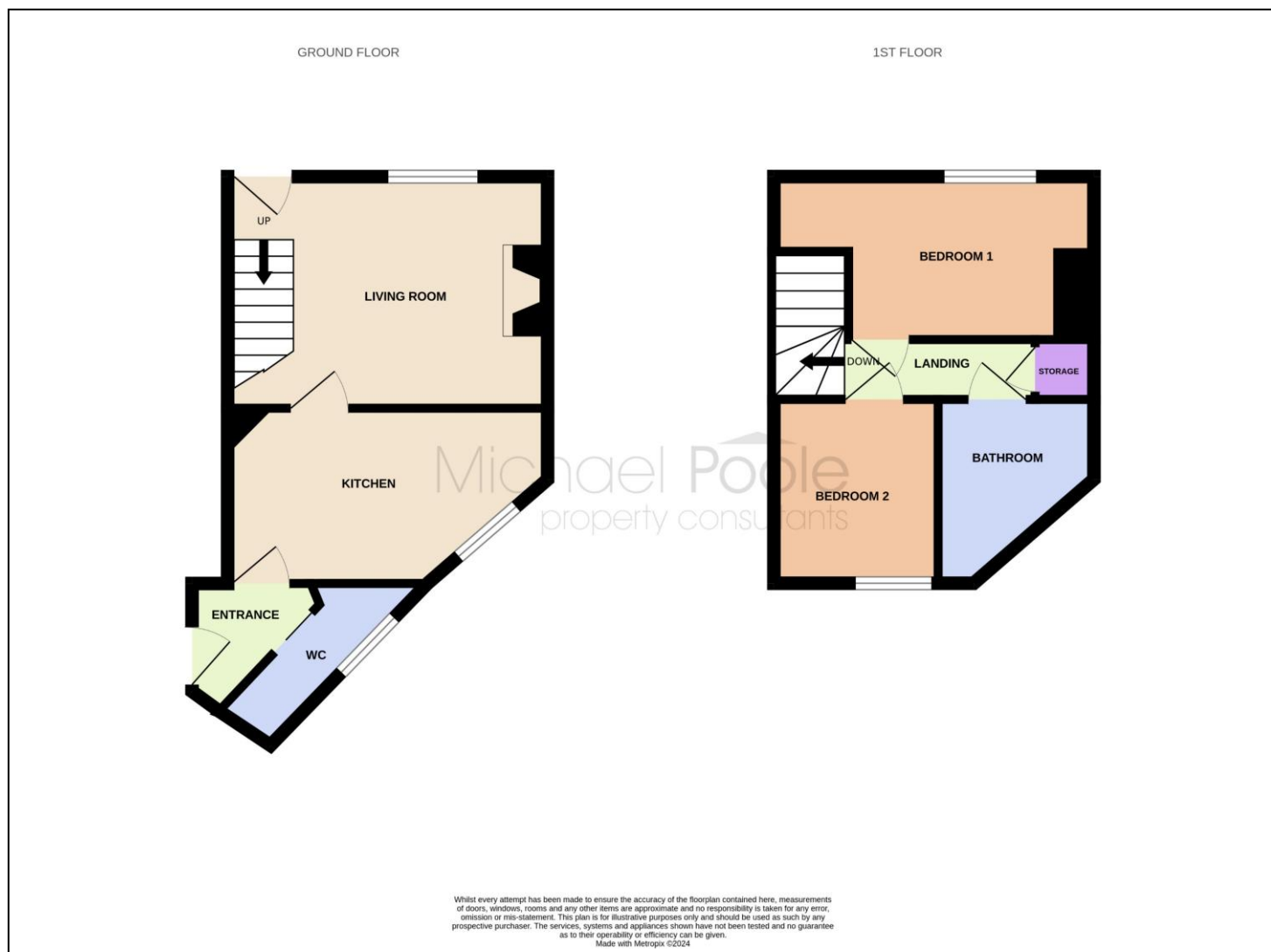
TO VIEW: Contact our Redcar office on
Tel: **01642 285041**



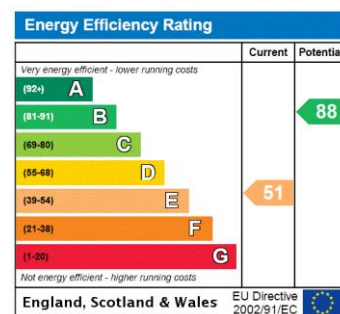
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