

PARRINGTON PLACE, LAZENBY, MIDDLESBROUGH, TS6 8EQ



FOR SALE BY AUCTION
Thursday 27th August 2026



- ▲ Semi Detached Property
- ▲ Three Bedrooms
- ▲ Fantastic 0.15 of an Acre Plot
- ▲ Fully Refurbished
- ▲ Huge Scope for Future Development Subject to Planning
- ▲ Ground Floor WC
- ▲ Off Street Parking
- ▲ Substantial Wraparound Gardens

Guide Price £130,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
27th August 2026 *** Option 2 *** www.agentspropertyauction.com

Located in a popular village, close to the local school, this fully refurbished three bedroom semi-detached occupies a plot of over a 10th of an acre and offers huge potential to both investors and family buyers alike, with the property move in ready.

The property has recently undergone a total refurbishment, re-wire, new bathroom, new kitchen, top to bottom decoration and new flooring throughout, to complement the existing central heating and double glazing, whilst enhancing some original features such as period doors, staircase and fireplace tiles.

Externally the chimneys have been capped, new fascia's, soffits, guttering and drainage, with the extensive wraparound garden maintained.

Enquiries have previously been made to the local authority (R & C BC) regarding potential development of the large side garden, with a positive response that they would be open to development of the site, subject to a suitable scheme gaining the necessary planning consents. Renderings of possible schemes for the site are included for illustration purposes of the potential, although these do not constitute any approval for development, buyers should conduct their own due diligence.

Whether it's extending the property to make a substantial family home, building a bungalow or townhouses, a block of garages or a five-a-side football pitch for the kids, the potential is there to see with viewing highly recommended.

TO VIEW: Tel: **01642 955180**
129 High Street, Eston, TS6 9JD

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GROUND FLOOR

HALL - 4.40m x 1.97m (14'5" x 6'6")

Part glazed UPVC entrance door, under stairs storage cupboard, newly laid wide plank laminate flooring, UPVC window and original panelled doors.

LIVING ROOM - 3.98m x 3.69m (13'1" x 12'1")

A spacious room with neutral decoration, original storage cupboard, radiator and twin UPVC windows.

DINING ROOM - 3.06m x 3.32m (10' x 10'11")

With neutral décor, wide plank laminate flooring, original fireplace, UPVC window and original panelled door to the kitchen.

KITCHEN - 3.53m x 2.33m (11'7" x 7'8")

A newly fitted kitchen with soft closing doors and stainless steel handles, square edge worktops and upstands, integrated electric oven and hob with glass splashback and extractor hood, plumbing for washing machine, radiator, wall mounted Baxi combi boiler, vinyl flooring, downlighters, extractor fan, UPVC window overlooks the substantial rear garden and door to access the WC and storage.

ENTRANCE - 1.84m x 1.81m (6' x 5'11")

Part glazed UPVC entrance door from the rear garden, fully UPVC clad walls, grey oak vinyl flooring, and doors to the WC and storage.

WC - 0.85m x 1.39m (2'9" x 4'7")

White suite with grey vinyl flooring and UPVC window.

STORAGE - 0.89m x 1.39m (2'11" x 4'7")

Walk-in storage cupboard.

FIRST FLOOR

LANDING - 2.59m (8'6") reducing to 0.90m (2'11") x 2.98m (9'9") reducing to 1.96m (6'5")

With original panelled doors to all rooms, access to the loft space and UPVC window.

BEDROOM ONE - 3.37m x 3.68m (11'1" x 12'1")

A spacious room with crisp white walls and newly laid grey carpet, integrated storage, radiator and UPVC window overlooks the rear garden.

BEDROOM TWO - 3.10m x 3.07m (10'2" x 10'1")

A double room with integrated storage cupboard, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 3.08m x 2.00m (10'1" x 6'7")

A spacious third bedroom with integrated storage and a UPVC window overlooks the front garden and views over the Eston Hills.

BATHROOM - 1.67m x 1.95m (5'6" x 6'5")

A newly fitted white modern suite with over bath electric shower, extractor fan, sleek high gloss vanity storage unit, chrome ladder radiator, fully UPVC clad walls and ceiling, vinyl flooring and UPVC window.

EXTERNALLY

The property sits on a fantastic wraparound plot offering huge scope for future development subject to planning.

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/RED250487/19062026

Council Tax Band: A

Tenure: Freehold

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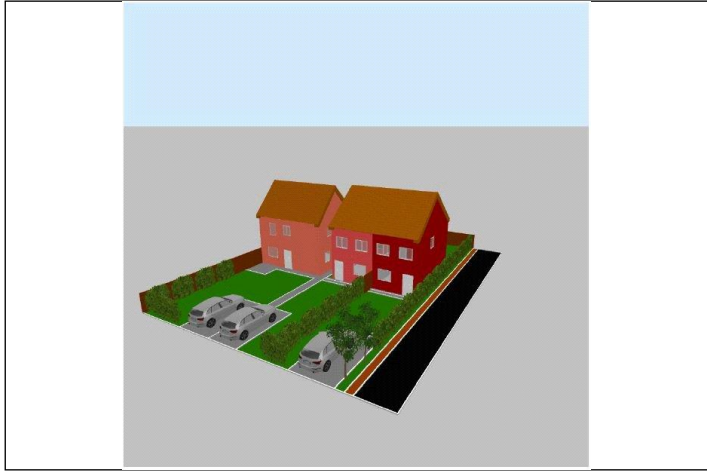
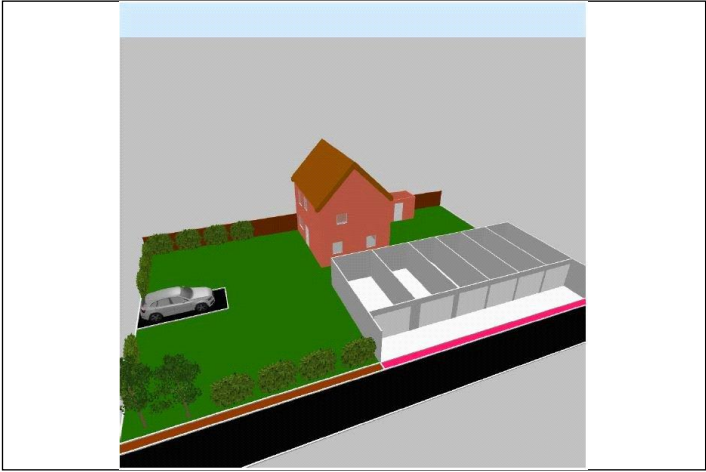


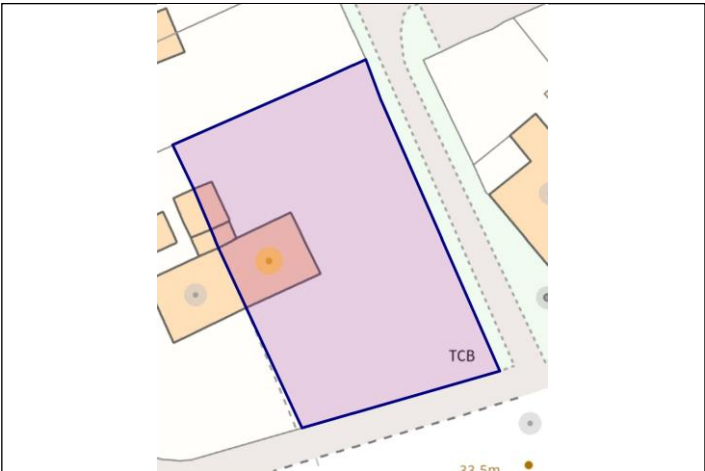
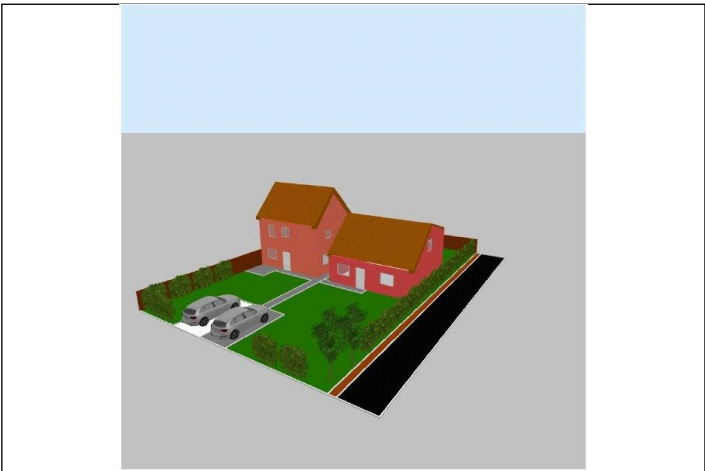
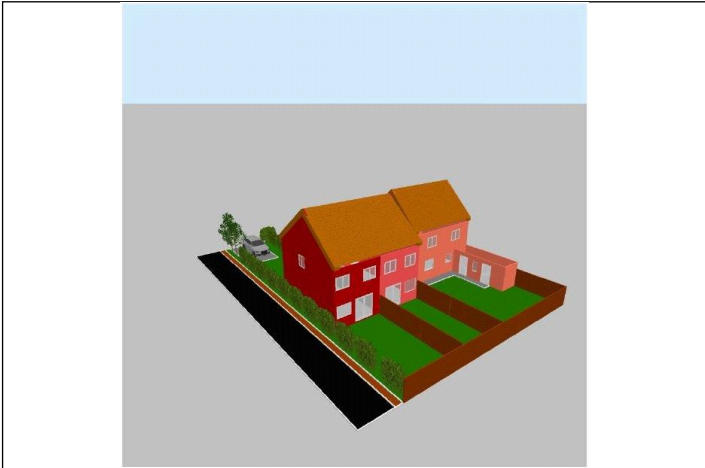
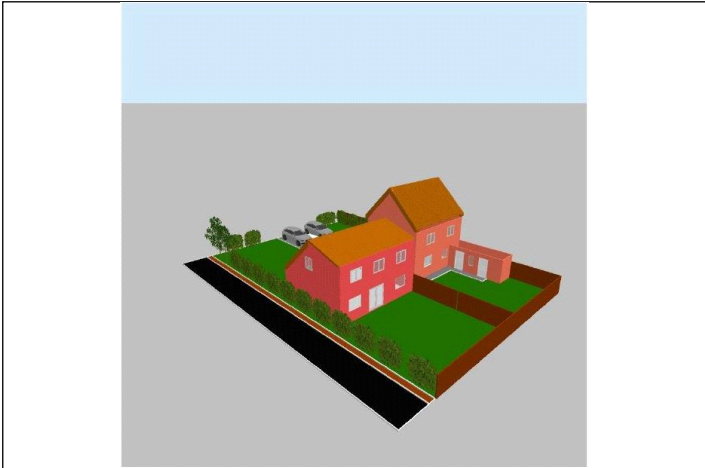
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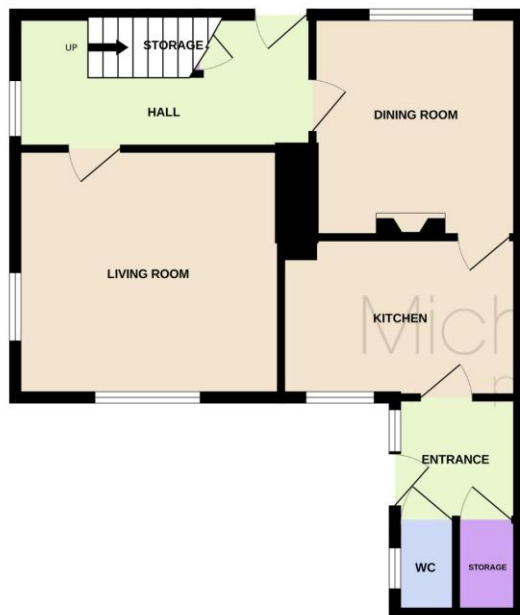


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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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