

STAITHES ROAD, REDCAR, TS10 5DU



FOR SALE BY AUCTION
Thursday 30th July 2026



- ▲ Four Bedrooms (Including One Added Via Extension)
- ▲ Integrated Garage with External Access
- ▲ Private Driveway for Off-Street Parking
- ▲ Gas Central Heating
- ▲ Convenient Location Near Schools, Shops & Transport Links
- ▲ Flexible Living Space Ideal for Families or Home Working
- ▲ New Boiler Fitted April 2025

Guide Price £145,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th July 2026 *** Option 2 ***
www.agentspropertyauction.com

This well-presented four-bedroom property on Staithes Road, Dormanstown, has been significantly extended to offer more space and functionality for everyday living. The extension includes an integrated garage, an extra bedroom, and a second bathroom, making it ideal for families or anyone needing additional space.

Inside, the home offers a practical layout with a comfortable living area and a good-sized kitchen. As part of the improvements, the kitchen now benefits from an upgraded heating system, adding extra comfort to this key area of the home.

Upstairs, there are four bedrooms and two bathrooms, providing flexibility for family living or home working. Outside, the property features a private driveway, garage access, and a generous rear garden.

GROUND FLOOR

HALLWAY - 1.88m x 2.62m (6'2" x 8'7")

LIVING ROOM - 3.76m x 4.01m (12'4" x 13'2")

KITCHEN - 2.36m x 5.05m (7'9" x 16'7")

DINING ROOM - 3.2m x 2.8m (10'6" x 9'2")

GARAGE - 5.72m x 3.12m (18'9" x 10'3")

FIRST FLOOR

LANDING (MAIN) - 2.16m x 1.1m (7'1" x 3'7")

LANDING (SECONDARY) - 0.7m x 1.17m (2'4" x 3'10")

BEDROOM ONE - 4.14m x 3.12m (13'7" x 10'3")

BEDROOM TWO - 2.77m x 2.82m (9'1" x 9'3")

TO VIEW: Tel: 01642 285041

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BEDROOM THREE - 2.54m x 1.98m (8'4" x 6'6")

BEDROOM FOUR - 5.6m x 3.07m (18'4" x 10'1")

BATHROOM - 1.37m x 2.13m (4'6" x 7')

WC - 1.75m x 1.37m (5'9" x 4'6")

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: - JS/LS/RED250599/05092025

Council Tax Band: B **Tenure:** Freehold

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



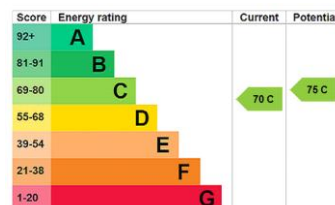
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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