

CLIVE ROAD, ESTON, MIDDLESBROUGH, TS6 0RS



FOR SALE BY AUCTION
Thursday 30th July 2026



- ▲ Three Bedroom End Terrace Property
- ▲ Spacious Family Home
- ▲ Popular Residential Area
- ▲ Extended Kitchen
- ▲ Off Street Parking
- ▲ Westerly Facing Rear Garden
- ▲ No Chain Sale

Guide Price £105,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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

Offered for sale with no chain, this spacious family home is located within a popular residential area, nicely positioned within easy reach of Normanby High Street, schooling and transport links.

GROUND FLOOR

HALL - 1.19m x 1.00m (3'11" x 3'3")

Part glazed UPVC entrance door, radiator, staircase to the first floor and door to the living room.

LIVING ROOM - 4.04m (13'3") reducing to 3.66m (12') x 3.78m (12'5") increasing to 4.51m (14'10") into the bay

A generous bay windowed room with feature wall, radiator and opening through to the dining room.

DINING ROOM - 3.55m x 3.18m (11'8" x 10'5")

With neutral decoration, hardwood flooring, radiator, twin UPVC windows and doors to the kitchen and shower room.

SHOWER ROOM - 1.27m x 3.18m (4'2" x 10'5")

A white suite with thermostatic shower with extractor fan, part UPVC clad walls, contrasting vinyl flooring, radiator and UPVC window.

KITCHEN - 2.24m x 4.65m (7'4" x 15'3")

A high gloss fitted kitchen with contrasting roll edge worktops, integrated electric oven and gas hob with stainless steel extractor hood, part tiled walls, plumbing for washing machine, wall mounted Potterton combi boiler, radiator, twin UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

LANDING - 4.99m x 0.84m (16'4" x 2'9")

With panelled doors to all rooms and UPVC window.

BEDROOM ONE - 3.59m (11'9") x 3.79m (12'5") increasing to 4.50m (14'9") into the bay

A well-presented bay windowed room with feature wall and neutral carpet, integrated storage, radiator and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



CLIVE ROAD, TS6 0RS



BEDROOM TWO - 3.20m x 2.25m (10'6" x 7'5")

With neutral decoration, hardwood flooring, radiator and UPVC window.

BEDROOM THREE - 2.14m (7') reducing to 1.57m (5'2") x 3.79m (12'5") reducing to 0.79m (2'7")

A single room with radiator and UPVC window.

BATHROOM - 1.67m x 2.25m (5'6" x 7'5")

White suite with part mosaic tiled walls, extractor fan, vinyl flooring, radiator and UPVC window.

EXTERNALLY

PARKING & GARDEN - The front of the property benefits from off street parking with gated access to the rear garden. The westerly facing rear garden is paved with separate lawn area with water feature, storage shed and gated access to the driveway.

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/RED250753/21 102025

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



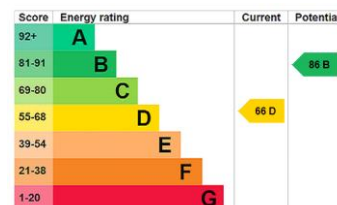
CLIVE ROAD, TS6 0RS

Michael Poole
sales | lettings | auctions





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.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD