

HIGH STREET, ESTON, MIDDLESBROUGH, TS6 9DY



FOR SALE BY AUCTION
Thursday 28th May 2026



- ▲ Front & Rear Gardens
- ▲ Rare to The Market
- ▲ Two Bedrooms
- ▲ Large Living Room
- ▲ Modern Shower Room
- ▲ Detached Garage
- ▲ Off Street Parking

Guide Price £110,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
28th May 2026 *** Option 1 ***
www.agentspropertyauction.com

Rare to the market, this charming two-bedroom end-terrace cottage benefits from off-street parking, a detached garage, and a lovely private rear garden.

The property is currently in the process of being cleared, presenting an excellent opportunity for buyers to put their own stamp on it.

GROUND FLOOR

ENTRANCE

LOUNGE - 4.90m x 5.15m (16'1" x 16'11")

A large characterful living room featuring a bay window and an electric fireplace with a marble-effect surround. UPVC double glazed window and radiator.

HALLWAY - With UPVC double glazed window and radiator.

CONSERVATORY - Lovely seating area with access to the rear garden.

SHOWER ROOM - 2.12m x 1.90m (6'11" x 6'3")

Modern shower room with vanity unit housing WC and wash hand basin, shower cubicle with electric shower and large airing cupboard. UPVC double glazed window and radiator.

KITCHEN - 2.76m x 3.13m (9'1" x 10'3")

With a good range of wall, base and drawer units, integrated electric oven and gas hob and plumbing for a washing machine. UPVC double glazed window and radiator.

FIRST FLOOR

LANDING - Landing area with fitted storage cupboards.

BEDROOM ONE - 3.08m x 3.63m (10'1" x 11'11")

A double bedroom to the front aspect with over stairs storage cupboard and wardrobes proving ample storage. UPVC double glazed window and radiator.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



BEDROOM TWO - A single bedroom to the rear with built in storage cupboards, UPVC double glazed window and radiator.

EXTERNALLY

To the front of the property there is a pleasant courtyard with a pathway leading to the front door. To the rear, a small alleyway leads to a paved area providing off-street parking, accessed via iron gates. There is also a side door giving access to the detached garage. Beyond a further gate, there is an additional garden area which is mainly laid to lawn, along with a patio area ideal for outdoor seating.

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.

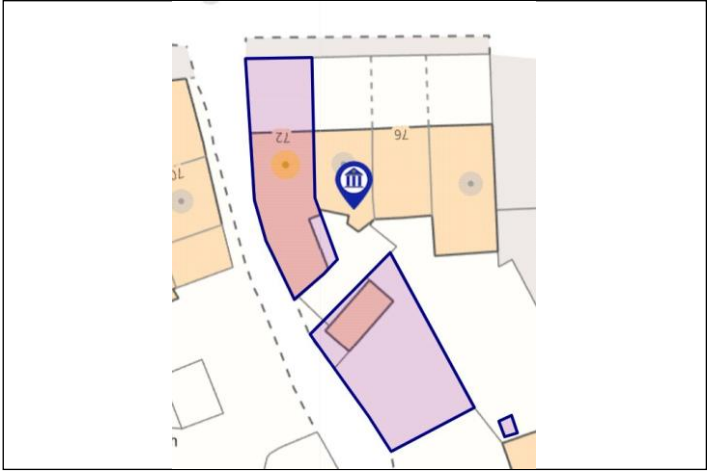
AGENTS REF: - EE/LS/RED260186/13032026

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

TO VIEW: Contact our Eston office on
Tel: 01642 955180

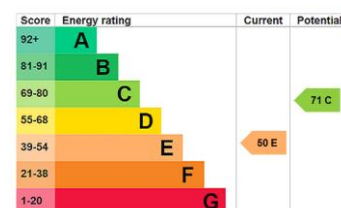


HIGH STREET, TS6 9DY





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