



**Studley Road, Middlesbrough TS5 5BP**

**welcome to**

## **Studley Road, Middlesbrough**

\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*\* 23RD JUNE 2026\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST \*\*\*GUIDE PRICE £105,000\*\*\*

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, radiator.

### **Dining Room**

11' 10" x 10' 8" ( 3.61m x 3.25m )

UPVC double glazed door to rear, storage cupboard, radiator, archway leading to lounge, coved cornicing.

### **Lounge**

12' x 10' 6" ( 3.66m x 3.20m )

UPVC double glazed wide angle bay window to front, radiator, TV point, telephone point.

### **Kitchen**

10' 1" x 7' 7" ( 3.07m x 2.31m )

Range of wall and base units with complimentary working surfaces, tiled splashback, electric oven, gas hob, UPVC double glazed window to side, central heating boiler, sink with draining board and mixer tap, space for fridge freezer, space for washing machine, UPVC double glaze door to rear.

### **Downstairs W/C**

W/C/, wash had basin with mixer tap, tiled splashback, UPVC double glazed window to rear, radiator, extractor fan.

### **Landing**

Loft hatch access.

### **Bedroom 1**

13' 11" x 9' 11" ( 4.24m x 3.02m )

UPVC double glazed window to front , radiator.

### **Bedroom 2**

10' 10" x 7' 7" ( 3.30m x 2.31m )

UPVC double glazed window to rear and side,

radiator.

### **Bedroom 3**

7' 10" x 7' ( 2.39m x 2.13m )

UPVC double glazed window to rear, radiator.

### **Bathroom**

Wash hand basin with mixer tap, sky light window, bath with mixer taps, wall mounted shower head, W/C, heated chrome towel rail, spot lights.

### **Externally Front Garden**

Small stoned front garden.

### **Important Notice:**

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

### **Important Notice:**

\*\*\*PLEASE CONTACT THE AUCTIONEERS AT [LeedsAuctions@sequencehome.co.uk](mailto:LeedsAuctions@sequencehome.co.uk) TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU\*\*

Prospective purchasers should also be aware that the eventual sale price may be above or below the





guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

**Important Notice:**

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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## **Studley Road, Middlesbrough**

- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- DECEPTIVELY SPACIOUS
- TWO RECEPTION AREAS
- THREE BEDROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £105,000

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Property Ref:  
MAR112208 - 0003

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