



**23 Kindersley Street
Middlesbrough, TS3 6PW**

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 4TH OF DECEMBER 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A tenanted spacious TWO BEDROOM MID-TERRACED property situated on a quiet road in the North Ormesby area of Middlesbrough. The property benefits from double glazed windows throughout, a gas central heating system and is situated close to local shops and amenities.

EPC- D

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 4TH OF DECEMBER 2025
- POPULAR LOCATION
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX A
- TENANTED TWO BEDROOM THROUGH TERRACE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £48,000

Property Description
ENTRANCE HALL
Double glazed entrance door into Hallway, staircase to First Floor and a central heated radiator.

LOUNGE
3.25m (10' 8") x 2.95m (9' 8")
Double glazed bay window to the front aspect and a central heated radiator.

DINING ROOM
3.60m (11' 10") x 2.95m (9' 8")
Double glazed window to the rear aspect and a central heated radiator.
Access to Kitchen;

KITCHEN
3.30m (10' 10") x 2.60m (8' 6")
Double glazed window to the side aspect, double glazed door to the rear yard, roll top work surfaces, base units around, inset one/one half sink with drainer, a free standing cooker point, plumbing for a washing machine and a central heated radiator.

FIRST FLOOR LANDING

BEDROOM ONE
3.30m (10' 10") x 4.00m (13' 1")
Double glazed bay window to the front aspect, a central heated

radiator and storage cupboard.

BEDROOM TWO
3.45m (11' 4") x 2.35m (7' 9")
Double glazed window to the rear aspect and a central heated radiator.

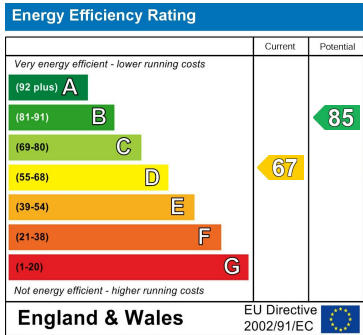
FAMILY BATHROOM
3.20m (10' 6") x 2.60m (8' 6")
Fitted bath with shower, low level WC, hand wash basin, double glazed window to the rear aspect and a central heated radiator.

EXTERNALLY
Rear yard.

Solicitors
Woodhall Solicitors
Ref:- Lubna Khan

Brochure Prepared
10/11/25

Auctioneers Note
Please note that the photos and internal details are from our partner agent and are from when the tenant moved into the property.



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.