



*** FOR SALE VIA AUCTION *** START BID £200,000 *** SUBJECT TO RESERVE PRICE ***

*** PLEASE REFER TO AUCTIONEER COMMENTS ***

Smith & Friends Estate Agents are delighted to present this charming Edwardian period property, circa 1912, located in the highly sought-after Harrow Road, Linthorpe.

Measuring approximately 1,450 sq. ft. and set over three spacious floors, this substantial family home offers immense potential and is an ideal project for those looking to restore and modernise a character-filled residence.

The accommodation comprises 5 bedrooms, 3 reception rooms, a bathroom and separate WC, and a kitchen. The property retains many of its original period features, including open fireplaces, decorative corning, and stunning stained glass windows, adding to the property's undeniable charm and elegance.

Externally, the home boasts off-street parking, tandem garage, mature front and an extensive rear garden.

Situated in a desirable residential location, close to well-regarded schools, local amenities, and excellent transport links, this is a rare opportunity to create a bespoke family home in one of TS5's most popular areas.

Requiring full modernisation, the property offers a blank canvas with scope to enhance and add value.

Harrow Road, Middlesbrough, TS5 5NX

5 Bed - House - Semi-Detached

Starting Bid £200,000

EPC Rating: E

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Harrow Road, Middlesbrough, TS5 5NX



Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional criterion

The buyer must be a UK resident and must be able to complete the purchase within the specified time frame.

The buyer must be able to provide evidence of funds to complete the purchase.

The buyer must be able to provide evidence of a UK address.

The buyer must be able to provide evidence of a UK bank account.

The buyer must be able to provide evidence of a UK telephone number.

The buyer must be able to provide evidence of a UK email address.

The buyer must be able to provide evidence of a UK passport.

The buyer must be able to provide evidence of a UK driving licence.

The buyer must be able to provide evidence of a UK credit rating.

The buyer must be able to provide evidence of a UK credit history.

The buyer must be able to provide evidence of a UK credit score.

The buyer must be able to provide evidence of a UK credit limit.

The buyer must be able to provide evidence of a UK credit balance.

The buyer must be able to provide evidence of a UK credit age.

The buyer must be able to provide evidence of a UK credit term.

The buyer must be able to provide evidence of a UK credit rate.

The buyer must be able to provide evidence of a UK credit type.

The buyer must be able to provide evidence of a UK credit class.

The buyer must be able to provide evidence of a UK credit grade.

The buyer must be able to provide evidence of a UK credit level.

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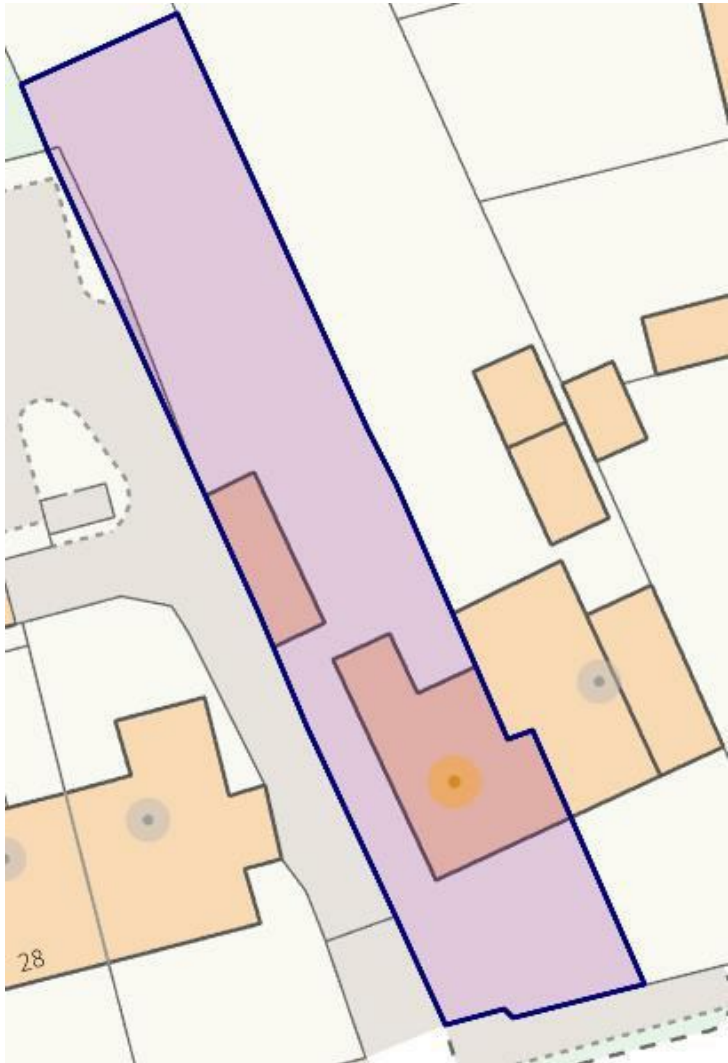
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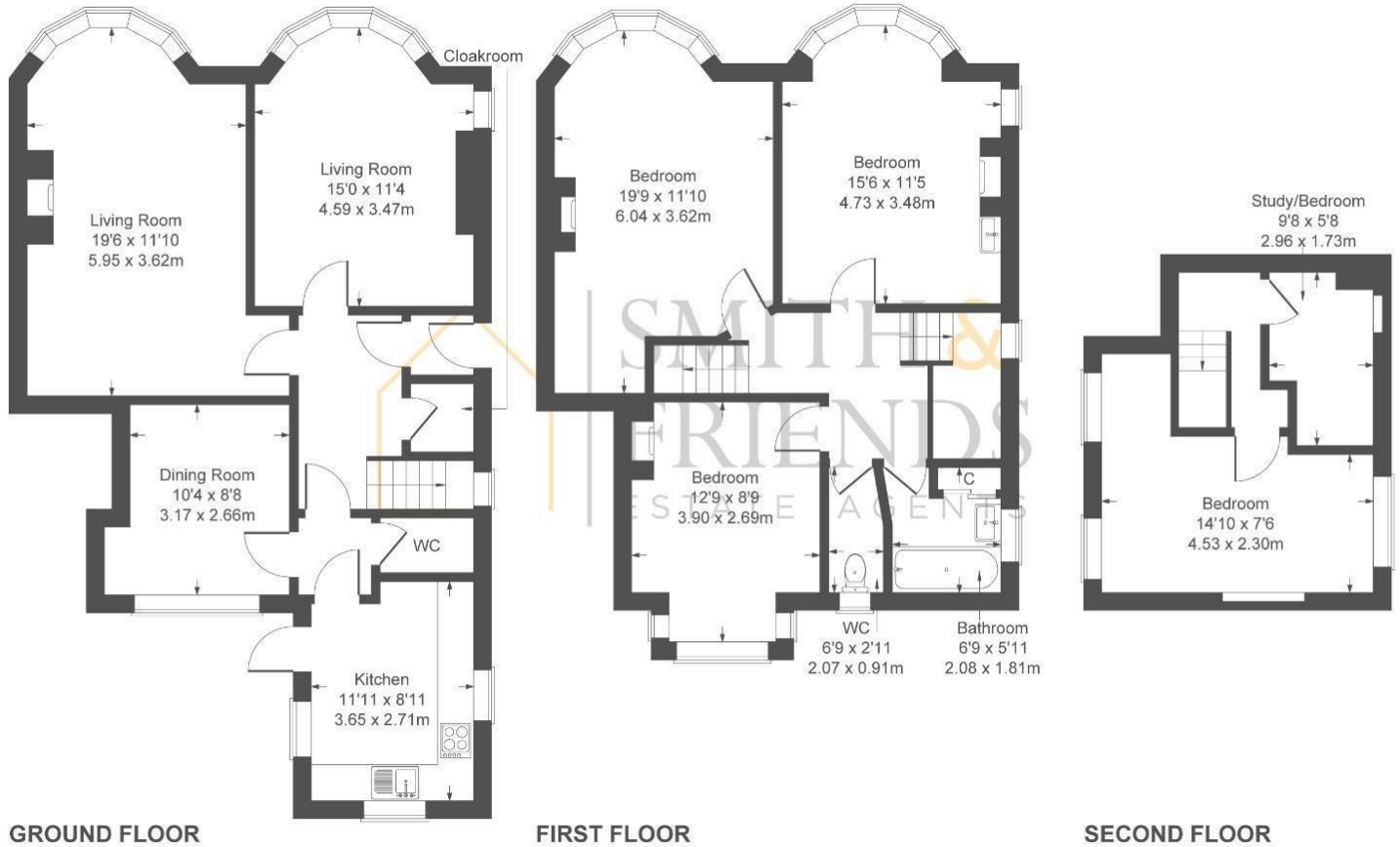
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Harrow Road, Middlesbrough, TS5 5NX

Harrow Road

Approximate Gross Internal Area
1690 sq ft - 157 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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