



PH ESTATE AGENTS



13 Beaumont Road

, Middlesbrough, TS3 6NL

Auction Guide £45,000



For Sale Via PH Estate agents Online Auction powered by Bamboo Auctions

IDEAL FOR BUY TO LET INVESTORS. THIS HOME BOASTS THREE GOOD-SIZED BEDROOMS.

BRIEFLY COMPRISING - OPEN PLAN RECEPTION ROOM - KITCHEN- THREE BEDROOMS- FAMILY BATHROOM- ENCLOSED REAR YARD



OPEN PLAN RECEPTION/ DINING ROOM 12'3 x 10'5 x 10'8 x 10'7 (3.73m x 3.18m x 3.25m x 3.23m)

This charming property boasts a spacious and inviting open plan living and dining area that is perfect for arranging a generous selection of furniture and storage solutions. The room is comfortably heated by a radiator and bathed in natural light streaming in through the UPVC double glazed windows that grace both the front and rear of the space.

KITCHEN 16'6 x 7'4 (5.03m x 2.24m)

The kitchen, nestled at the back of the home, is a generously proportioned room equipped with white units, a sink featuring a modern mixer tap, and built-in appliances including an oven and hob. Additionally, there is plumbing ready for a washing machine, a UPVC double-glazed window overlooking the yard, and a similarly glazed door providing yard access. The kitchen's practical design is enhanced by a partially tiled backsplash and an understairs storage cupboard that conveniently houses the utility meters. The reliable Baxi boiler is also located within the kitchen.

LANDING 6'1 x 3'6 x 6'1 x 2'5 (1.85m x 1.07m x 1.85m x 0.74m)

The landing, sizable and situated to the left of the house, is carpeted and acts as the gateway to the home's three bedrooms, the family bathroom, and the loft, all of which are easily accessible from this central area.

BEDROOM ONE 10'7 x 12'8 (3.23m x 3.86m)

The master bedroom is positioned at the front of the dwelling and is the most expansive of the three, featuring grey carpeting, a warming radiator, and a UPVC double-glazed window that ensures a bright and airy ambience.

BEDROOM TWO 10'9 x 8'5 (3.28m x 2.57m)

The second bedroom, slightly smaller yet still comfortably proportioned, lies at the rear of the property and maintains the cosy feel with carpeting, a radiator, and another UPVC double glazed window.

BEDROOM THREE 7'9 x 7'5 (2.36m x 2.26m)

The third bedroom, though the most compact, is a versatile space that can neatly accommodate a single bed and additional storage pieces. This room is finished with stylish laminate flooring and includes the comforts of a radiator and a UPVC double-glazed window.

FAMILY BATHROOM 8'1 x 4'7 (2.46m x 1.40m)

The bathroom is a practical and easy-to-maintain space, featuring a three-piece suite that includes a bath, wash basin, and toilet. The walls are clad for easy cleaning and durability, and a frosted window provides both privacy and light while facing the rear of the property.

EXTERNAL

Completing this delightful home is a secure rear yard, offering an outdoor retreat, and the convenience of on-street parking.

AUCTION INFORMATION

Auction end date and time: TBC

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the PH Estate agents website, and click on the 'online auction' tab

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

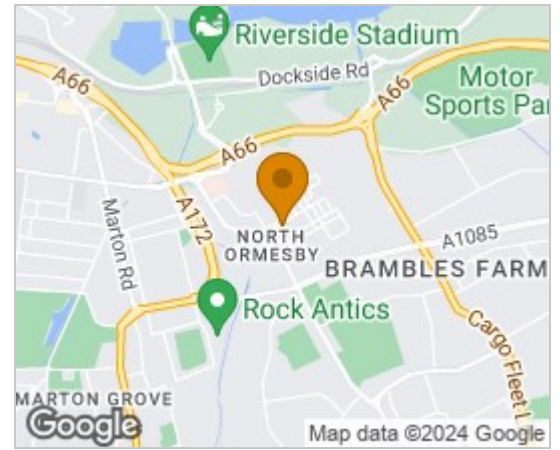
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via PH Estates and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

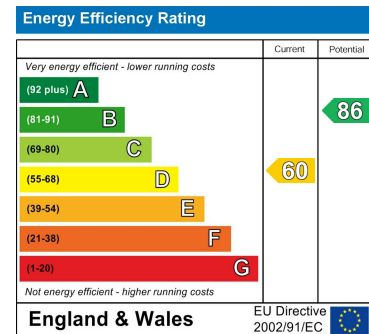
Area Map



Floor Plans



Energy Efficiency Graph



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