



PH ESTATE AGENTS



# 6 Coltman Street

, Middlesbrough, TS3 6JA

Auction Guide £50,000



\*\* PH ESTATE AGENTS WELCOME TO THE MARKET FOR AUCTION THIS 3 BEDROOM MID-TERRACE PROPERTY LOCATED IN THE NORTH ORMESBY, TS3. \*\*

ATTENTION INVESTORS: YOUR SEARCH FOR THE NEXT EXCITING ADDITION, OR THE START OF YOUR INVESTMENT PORTFOLIO ENDS HERE.

THIS PROPERTY REQUIRES RENOVATION AND MODERNISATION, OFFERING A FANTASTIC CHANCE TO SIGNIFICANTLY ENHANCE VALUE AND APPEAL.

COMPRISING; ENTRANCE HALLWAY - RECEPTION ROOM- KITCHEN- FAMILY BATHROOM - THREE BEDROOMS- SECURE YARD- ON STREET PARKING



### ENTRANCE HALLWAY 10'5 x 2'10 (3.18m x 0.86m)

Upon entering the home, you are welcomed into a quaint entrance hall that leads directly to the main reception area.

### RECEPTION ROOM 22' x 12'7 (6.71m x 3.84m)

This reception space is brightened by windows on both the front and back walls, each accompanied by a central heating radiator for added comfort. While the room is spacious and features a fireplace, it does require refurbishment to restore its charm and make it a comfortable living space. From here, you have convenient access to both the kitchen and the staircase ascending to the first floor.

### KITCHEN 8'10 x 7'1 (2.69m x 2.16m)

The kitchen, although functional with essential white units and room for appliances, benefits from a generous window that bathes the area in natural light. Similar to the reception room, the kitchen presents a prime opportunity for renovation to enhance its appeal and utility.

### FAMILY BATHROOM 6'6' x 6'9 (1.98m' x 2.06m)

The ground floor bathroom, situated at the back of the house, comes complete with a traditional white three-piece suite and built-in storage. The predominately white-tiled walls and modestly sized radiator make it a practical space, yet like the other rooms, it would benefit from modernisation to realise its full potential.

### BEDROOM ONE 10'1 x 11'1 (3.07m x 3.38m)

### LANDING 2'11 x 2'5 (0.89m x 0.74m)

### BEDROOM TWO 11'4 x 9'6 (3.45m x 2.90m)

### BEDROOM THREE 9' x 7'2 (2.74m x 2.18m)

### EXTERNAL

### 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.

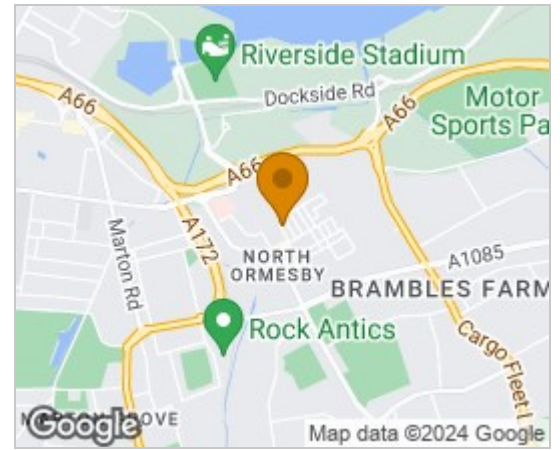
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

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.

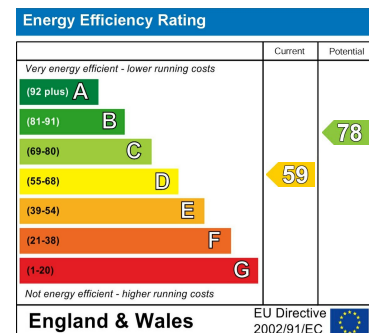
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.