



**Westbourne Grove, North Ormesby Middlesbrough TS3 6EE**

**welcome to**

## **Westbourne Grove, North Ormesby 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 \*\*\*3RD FEBRUARY 2025\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER NOW\*\*\*REDUCED GUIDE PRICE £115,000\*\*\*

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor, understair storage cupboard and decorative coved corning.

### **Lounge**

16' 4" (Into bay window) x 13' ( 4.98m (Into bay window) x 3.96m )

UPVC double glazed box bay window to front, decorative fire, coved corning, decorative ceiling rose and TV point.

### **Reception Room 2**

13' 7" x 10' 11" (Into alcove) ( 4.14m x 3.33m (Into alcove) )

UPVC double glazed window to rear, decorative fire place and surround, coved corning and ceiling rose.

### **Breakfast Room**

12' 1" x 10' 2" ( 3.68m x 3.10m )

UPVC double glazed window to side, electric fire with decorative surround, storage cupboard and TV point.

### **Kitchen**

10' 4" x 10' 3" ( 3.15m x 3.12m )

Wall and base units with complementary working surfaces, integral electric oven, four ring gas hob, UPVC double glazed window to rear, sin/drainer with mixer tap, UPVC double glazed door leading to rear garden, Logic combi boiler and tiled splashback.

### **First Floor Landing**

Stairs from the hall, stairs to top floor.

### **Bathroom**

UPVC double glazed window to rear, bath with

mixer tap with shower over, WC and wash hand basin with mixer tap.

### **Bedroom 1**

19' 11" x 13' 6" ( 6.07m x 4.11m )

UPVC double glazed window to front, and decorative fireplace.

### **Bedroom 2**

13' 7" x 13' 6" ( 4.14m x 4.11m )

UPVC double glazed window to rear and decorative fire surround.

### **Bedroom 3**

11' 1" x 10' 4" ( 3.38m x 3.15m )

UPVC double glazed window to rear.

### **Second Floor Landing**

Skylight Velux window to rear, storage cupboard and loft hatch access.

### **Bedroom 4**

19' 11" x 13' 7" ( 6.07m x 4.14m )

UPVC double glazed fire window to front with original open fireplace.

### **Bedroom 5**

13' 7" x 13' 6" ( 4.14m x 4.11m )

UPVC double glazed fire window to front with original open fireplace.

### **Externally Rear Garden**

Beautifully maintained rear garden, lawned area, decorative flower bed edging with shrubs and plants, patio area and access to the cellar.

### **Cellar**

Wooden door leading into garage, internal tap,



radiator, UPVC double glazed window to rear and stairs leading to ground floor.

### Front Palisade



### Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees 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.

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COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE  
CAN EMAIL IT OVER TO YOU\*\***

### Important Notice 2

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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.

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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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## Westbourne Grove, North Ormesby Middlesbrough

- GUIDE PRICE £115,000
- EXCELLENT LOCATION
- CELLAR
- ON STREET PARKING
- CLOSE TO TRANSPORT LINKS

Tenure: Freehold EPC Rating: G

Council Tax Band: B

guide price

**£115,000**

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Property Ref:  
MAR110114 - 0014

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