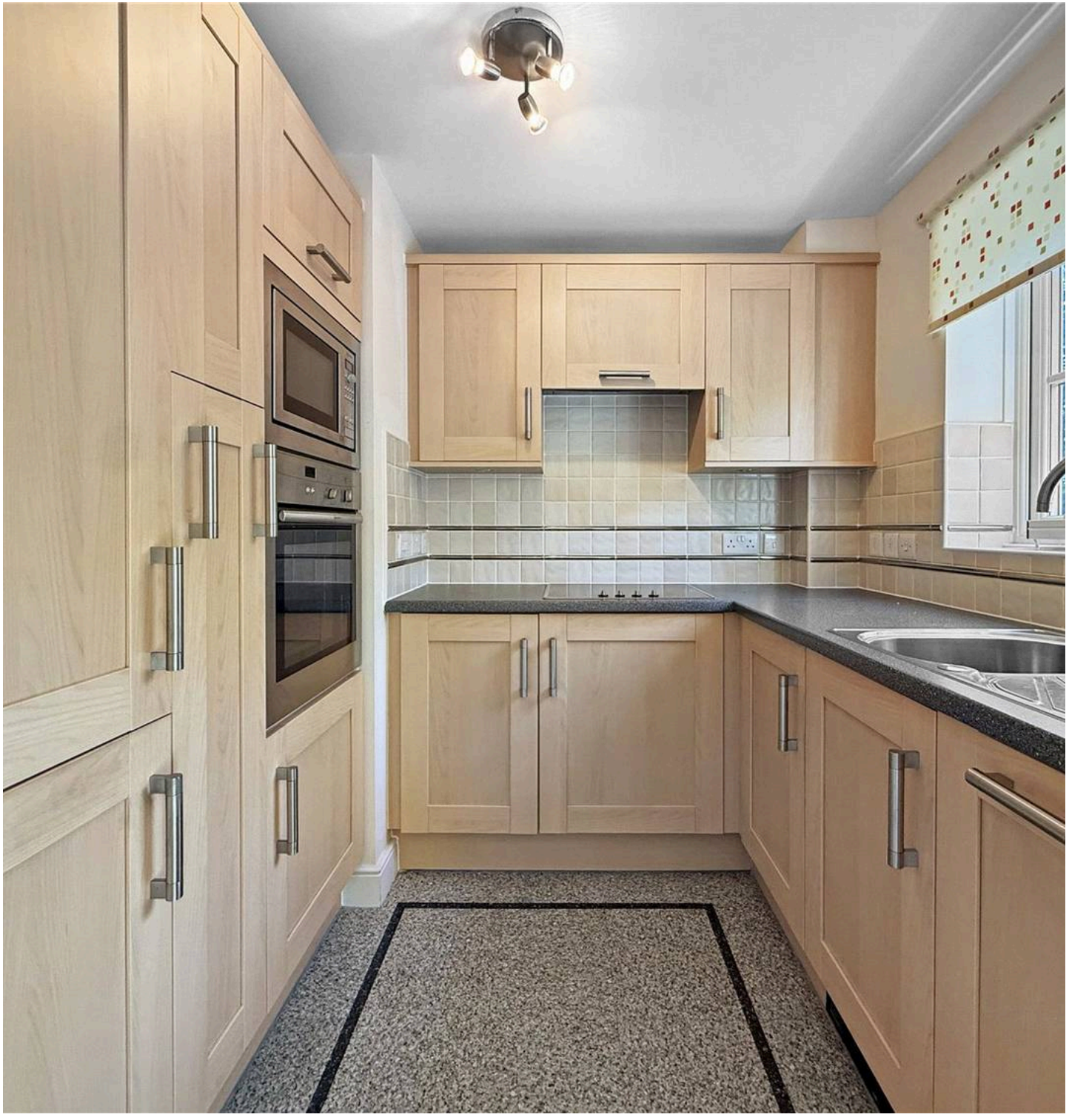


6 Roseberry Mews, Nunthorpe

Guide Price £37,500

Michael Poole
SALES · LETTINGS · AUCTIONS

For Sale by Auction



6 Roseberry Mews Guisborough Road

Nunthorpe, Middlesbrough

*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday 10th December 2026 *** Option 1 *** www.agentspropertyauction.com

Offered for sale with no forward chain, a one bedroom ground floor retirement apartment offering easy access to local amenities and transport links.

- A One Bedroom Ground Floor Retirement Apartment
- No Forward Chain
- Popular Location Close to Local Amenities & Transport Links
- Smart Fitted Kitchen with Integrated Appliances
- Spacious Bedroom with Built-In Bedroom Furniture Including Dressing Table, Wardrobe & Drawers
- Smart Bathroom with P' Shaped Bath & Shower Over
- Lounge Diner with French Doors
- Security Intercom Entry System
- Communal Lounge, Laundry Room & Gardens

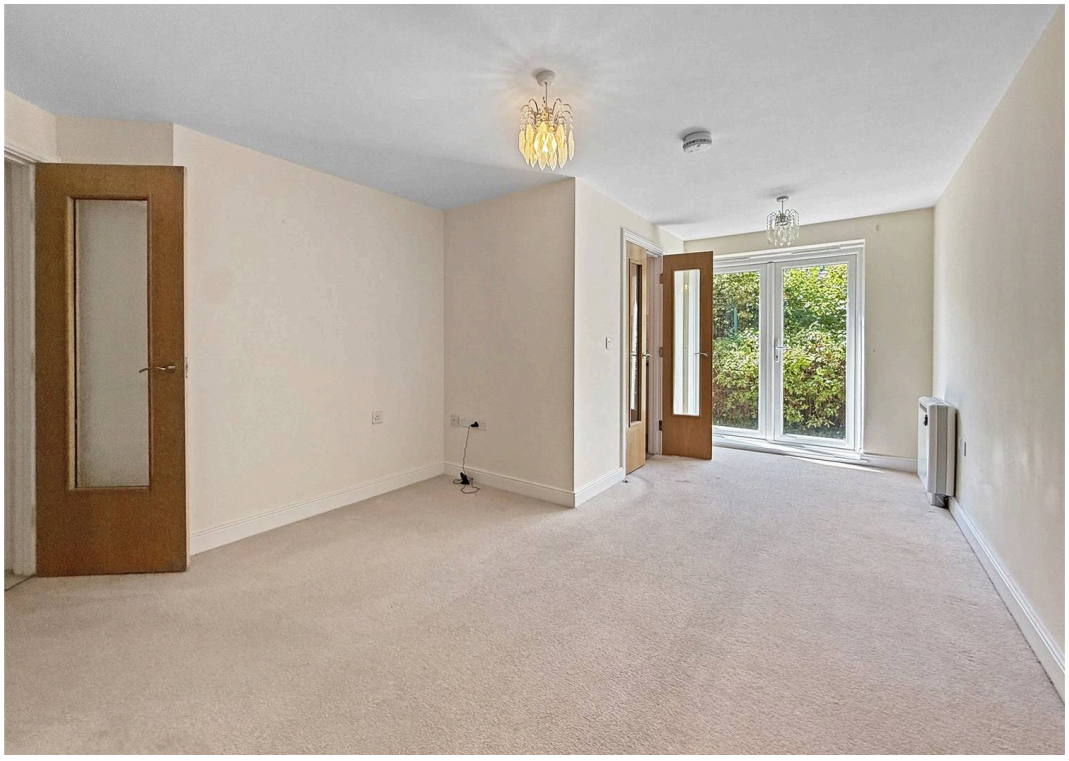
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C















GROUND FLOOR

Entrance Hall - With large storage cupboard.

Bathroom - 8' 8" x 5' 7" (2.64m x 1.70m)
Comprising P' shaped bath with shower over and screen, low level WC and wash hand basin set in vanity style unit with additional storage.

Lounge Diner - 18' 4" x 11' 4" (5.60m x 3.45m)
With French doors to the rear elevation and double doors to the kitchen.

Kitchen - 7' 7" x 7' 7" (2.30m x 2.30m)
With a smart range of fitted wall and floor units, integrated electric oven, electric hob, microwave, dishwasher, fridge and freezer, tiled splashbacks and electric opening window.

Bedroom One - 18' 6" x 9' 1" (5.64m x 2.77m)
With fitted bedroom furniture including dressing table, drawers and built-in wardrobe.

Additional Information
The property is accessed via a security intercom entry system and has the benefits of communal facilities including a communal lounge, laundry room, guest facilities and well maintained gardens. Ground Rent: £1,522 per annum Service/Maintenance Charge: £2,244 per annum

Auction House Disclaimer
None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

Disclaimer
Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is

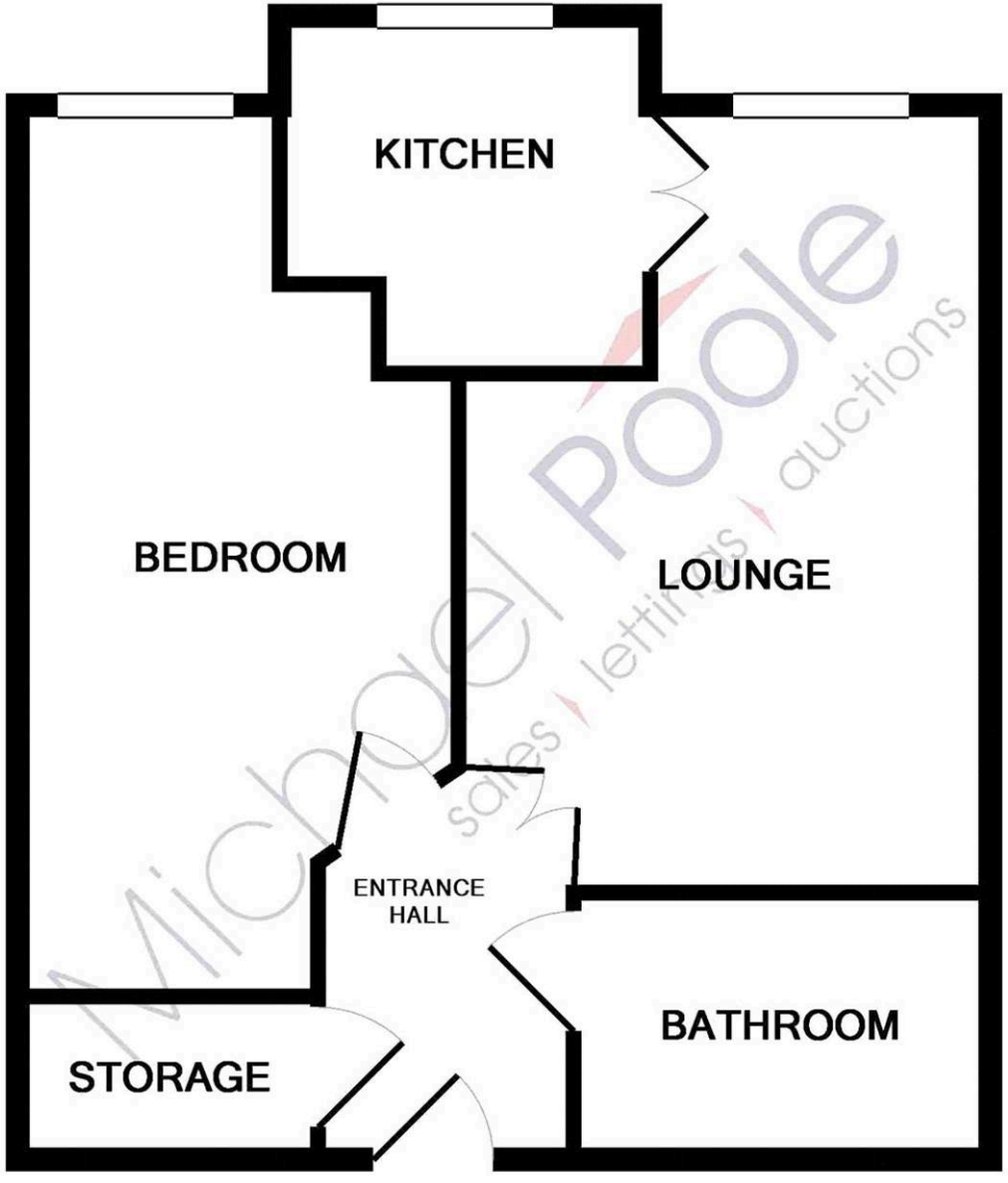




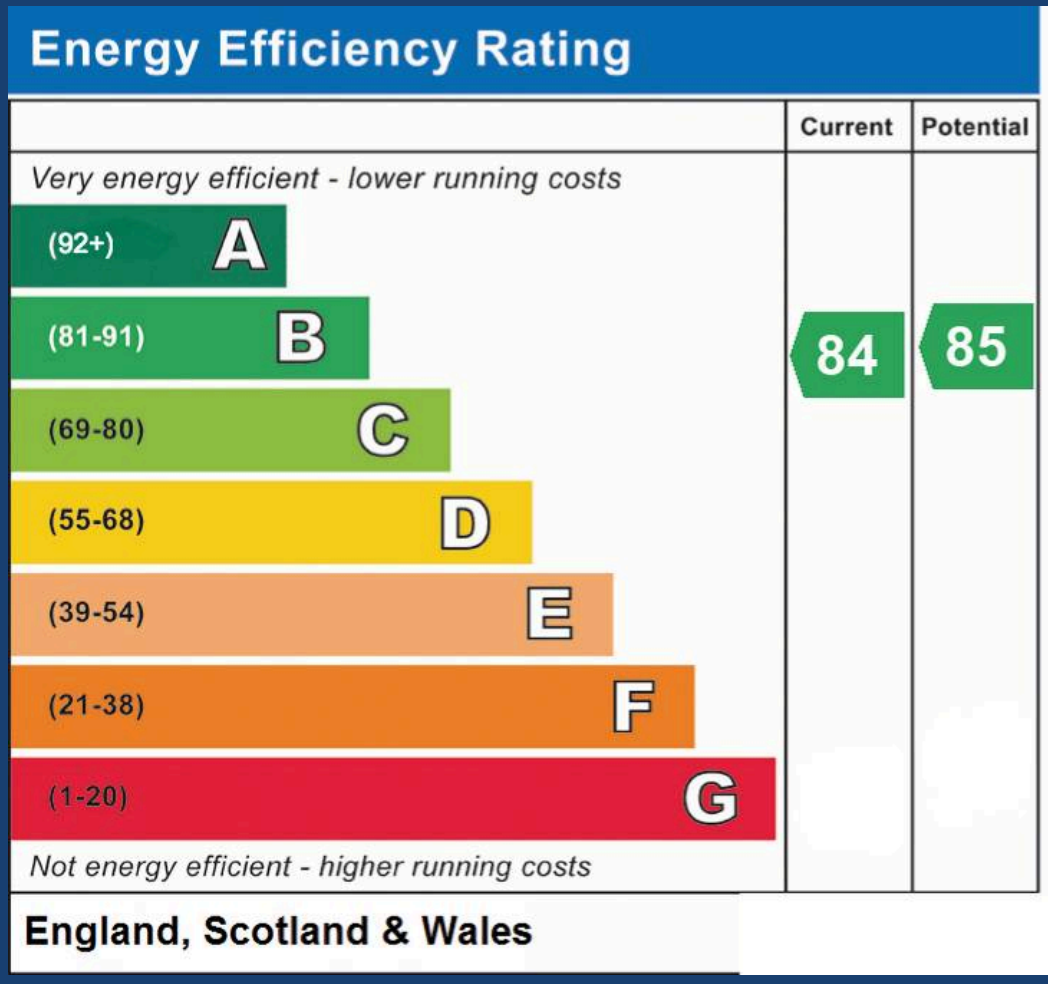


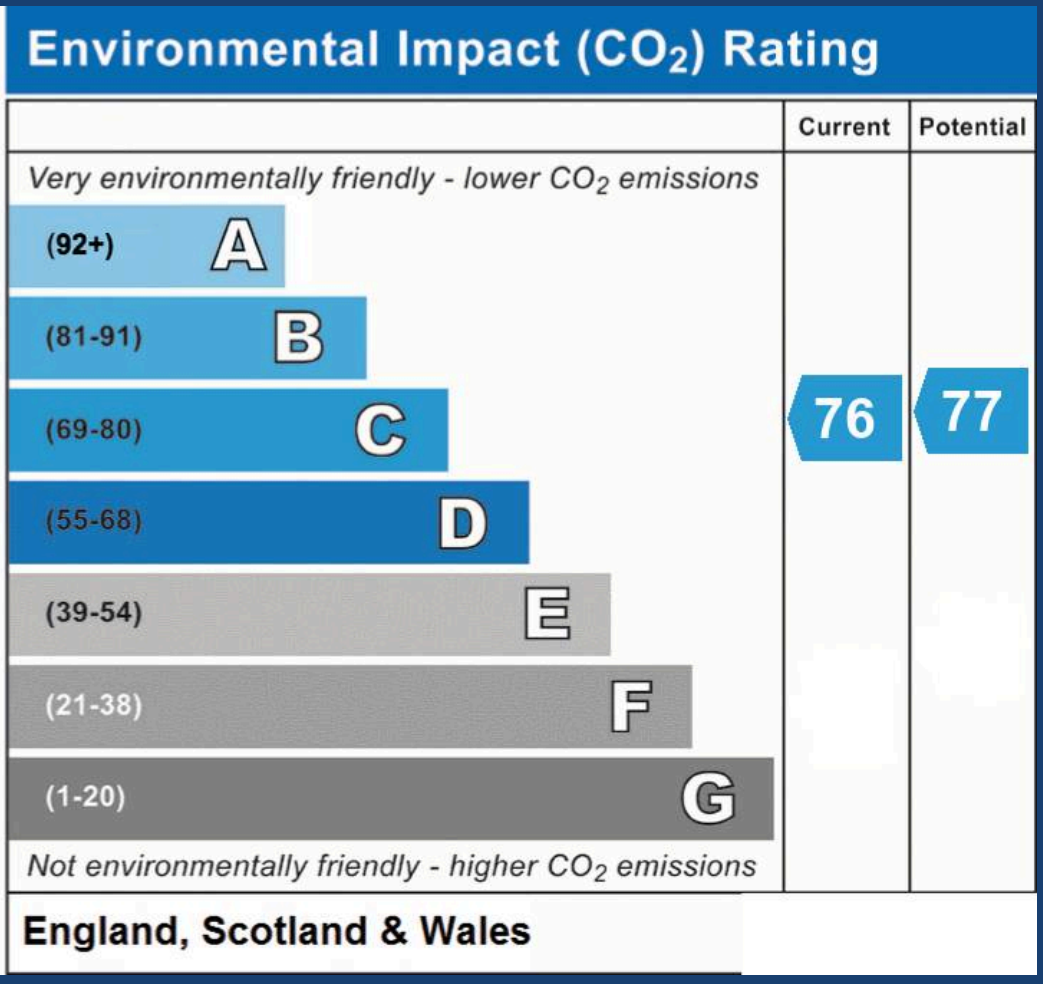
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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.



Measurements are approximate. Not to scale. Illustrative purposes only
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