

8 Coniston Road, Stockton-On-Tees

Guide Price £150,000

Michael Poole
SALES · LETTINGS · AUCTIONS

For Sale by Auction



8 Coniston Road

Stockton-On-Tees

For sale by online auction on 10 December 2026. Characterful three bedroom semi with two reception rooms, a west-facing garden, driveway and garage. Scope to modernise.

- Traditional bay-fronted three-bedroom semi-detached home
- Fantastic opportunity to modernise and add value
- Two generous reception rooms offering flexible family living
- Character fireplaces including an inglenook with solid fuel stove
- Private west-facing rear garden enjoying afternoon and evening sunshine
- Driveway and attached garage
- Boarded loft with Velux window providing useful hobby/storage space
- Excellent opportunity to create a forever family home in an established residential location

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday 10th December 2026 *** Option 2 *** www.agentspropertyauction.com

Some houses are ready to move straight into. Others offer something far more exciting – the opportunity to create a home that's uniquely yours.

Positioned on a well-established residential street, this traditional three-bedroom semi-detached property provides the perfect canvas for buyers looking to add value while creating a home tailored to their own lifestyle. Behind its attractive bay-fronted façade lies a property filled with original character, generous proportions and features that simply can't be recreated in many modern homes.

Imagine slow Sunday mornings with coffee in the bay-fronted lounge before opening the French doors from the second reception room to enjoy lunch in the private west-facing garden. As the afternoon sun moves across the lawn, the garden becomes the perfect setting for family barbecues, children's play or simply unwinding after work with a glass of wine.

Inside, the two reception rooms offer flexibility for modern living. Keep one as a cosy lounge with its charming Victorian fireplace, while transforming the second into a relaxed family room centred around the characterful inglenook fireplace and solid fuel stove—a wonderful space for winter evenings and entertaining friends.

The kitchen is ready for a fresh new vision, offering the chance to design a contemporary space that works around your lifestyle, whether that's busy family breakfasts, evening cooking or hosting loved ones.

Upstairs are three well-proportioned bedrooms together with a spacious family bathroom, while the boarded loft, complete with a Velux window, provides useful hobby or storage space with exciting future possibilities, subject to any necessary approvals.



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Outside, the private west-facing rear garden is a real highlight. Mature planting creates a peaceful setting where you can enjoy sunshine well into the evening, while the driveway and attached garage provide practical off-road parking and additional storage.

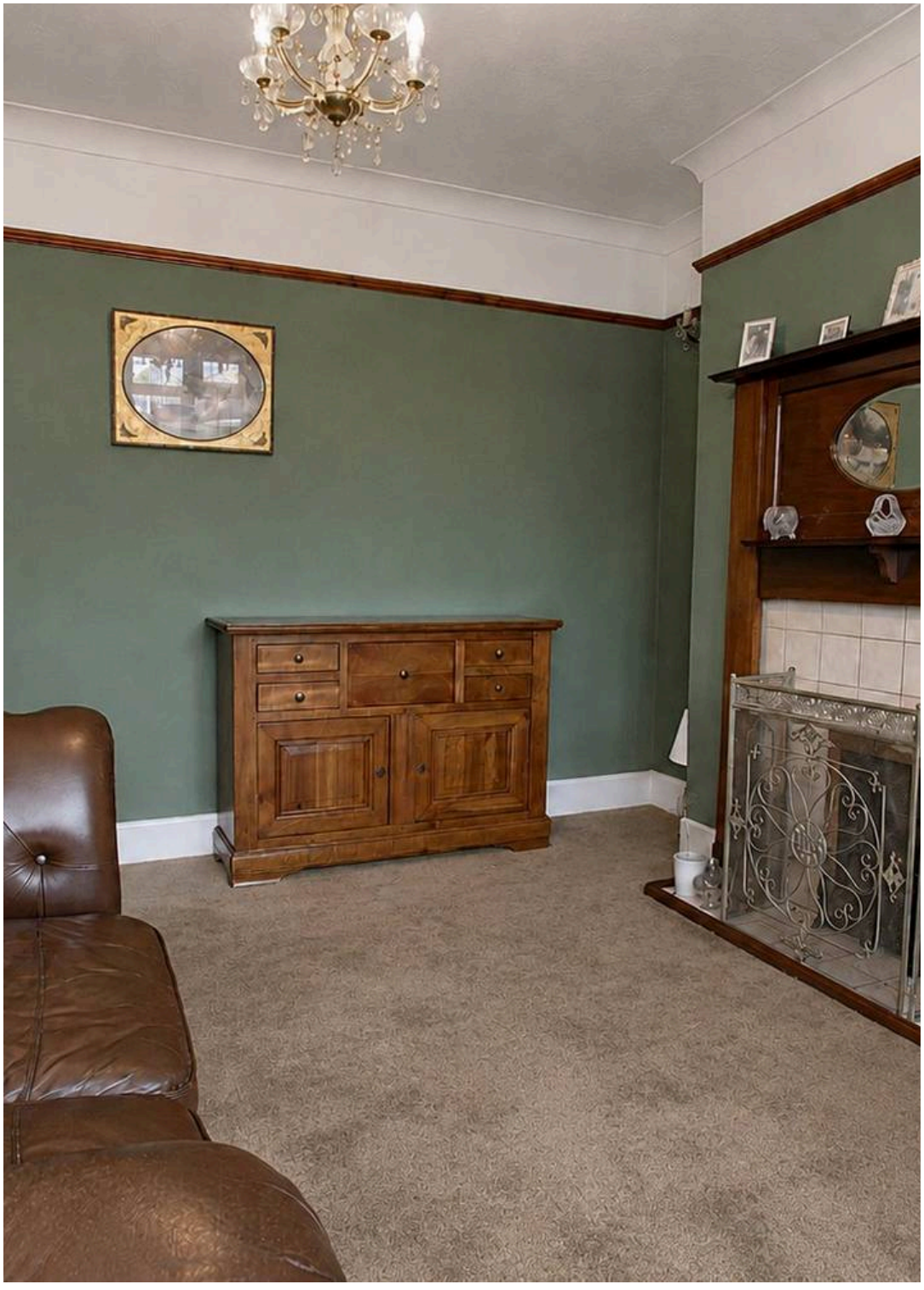
For buyers who appreciate character over compromise and recognise the value of putting their own stamp on a home, this is an opportunity to create something truly special.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

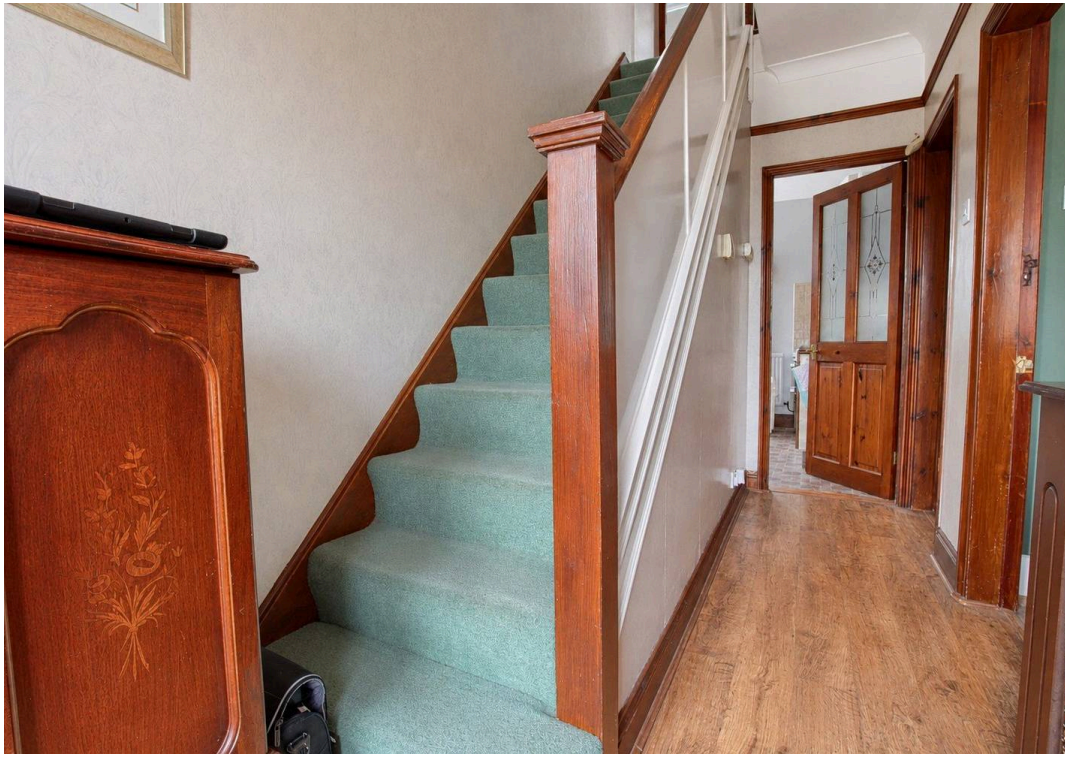
EPC Environmental Impact Rating: C

















GROUND FLOOR
Leading to ...

Arched Storm Porch

Entrance Hall
Entrance door with sidelight and top lights, laminate flooring, radiator, staircase to the first floor and access to the kitchen, living room and dining room.

Living Room - 12' 4" x 11' 11" (3.76m x 3.64m)
With double glazed bay window to the front aspect, radiator, picture rail, coving to ceiling, and Victorian wooden fire surround with tiled back and hearth.

Sitting Room/Dining Room - 12' 4" x 12' 4" (3.76m x 3.76m)
With double glazed French doors to the rear aspect, oak flooring, inglenook style fireplace with solid fuel stove, wood surround, tiled hearth and brick back, radiator, picture rail and coving to ceiling.

Kitchen - 9' 9" x 8' 11" (2.96m x 2.71m)
With double glazed window to the side aspect, door to the rear garden, radiator and under stairs cupboard. A range of wall, drawer, and floor units with tiled worktops and splashbacks incorporating a sink and drainer unit with mixer tap, plumbing for washing machine, space for cooker, space for under counter fridge, and wall mounted boiler (not working).

FIRST FLOOR

Landing
With loft access, double glazed window to the side aspect and access to the bedrooms and bathroom.

Bedroom One - 11' 11" x 10' 6" (3.64m x 3.19m)
With double glazed bay window to the front aspect, radiator following the line of the curved bay and fitted wardrobes.







Bedroom Two - 12' 4" x 10' 10" (3.76m x 3.30m)
With double glazed window to the rear aspect, picture rail, coving to ceiling and wardrobes to alcoves.

Bedroom Three - 7' 11" x 6' 1" (2.41m x 1.86m)
With double glazed window to the front aspect and radiator.

Bathroom
With double glazed window to the rear aspect, side panelled bath, WC, wash hand basin, corner shower cubicle, single radiator and tiled walls. Pull down access to a boarded loft area which could be used as a hobby room with Velux window to the rear aspect.

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 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.



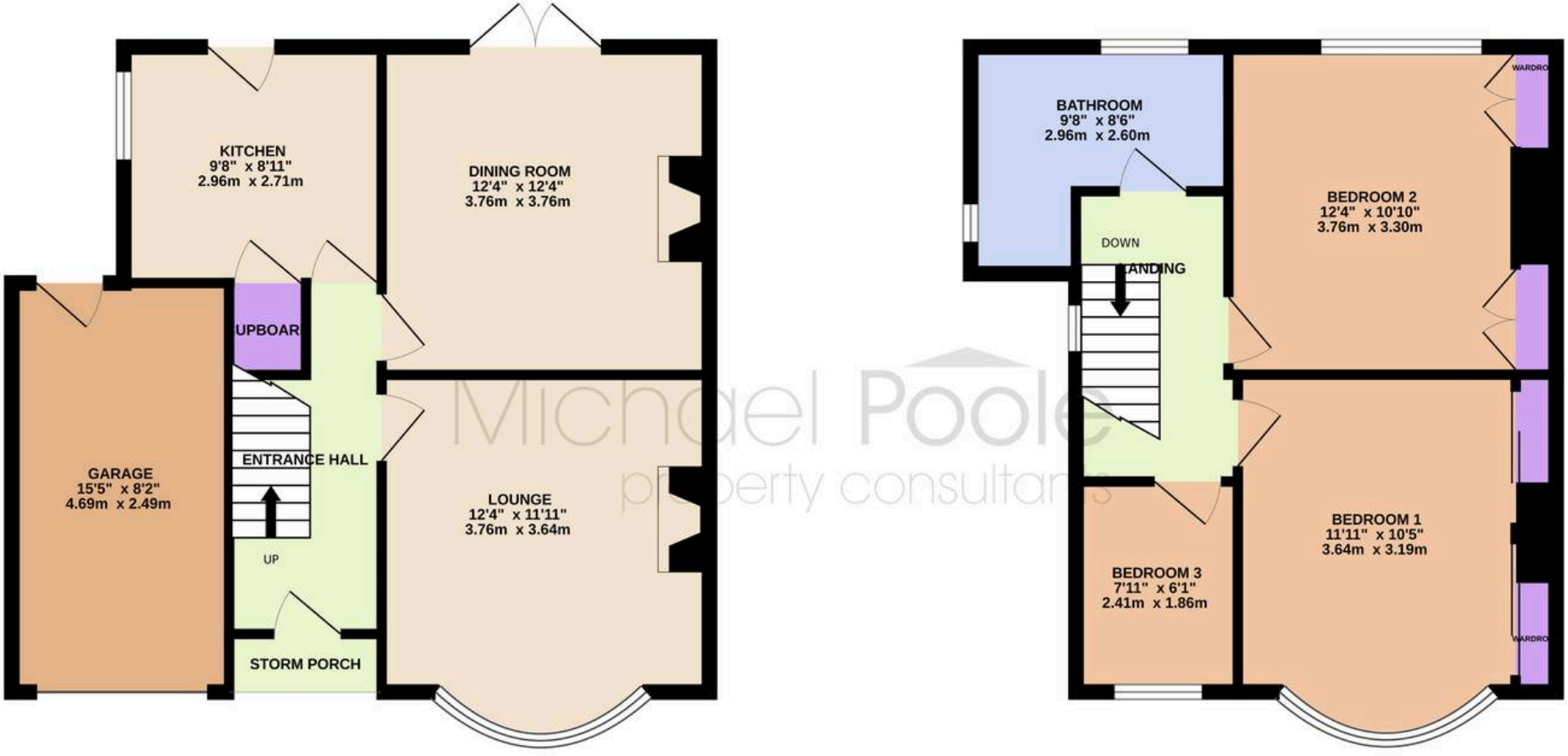






GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

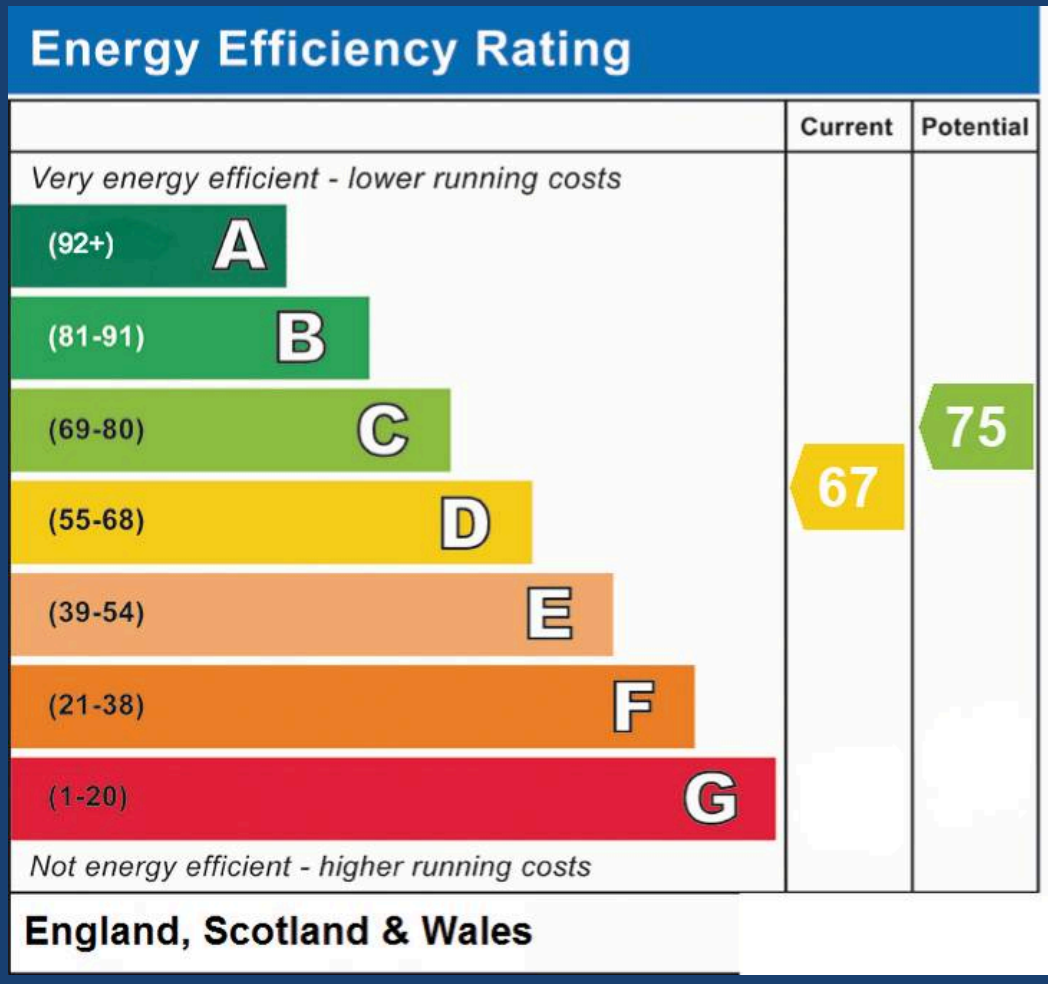


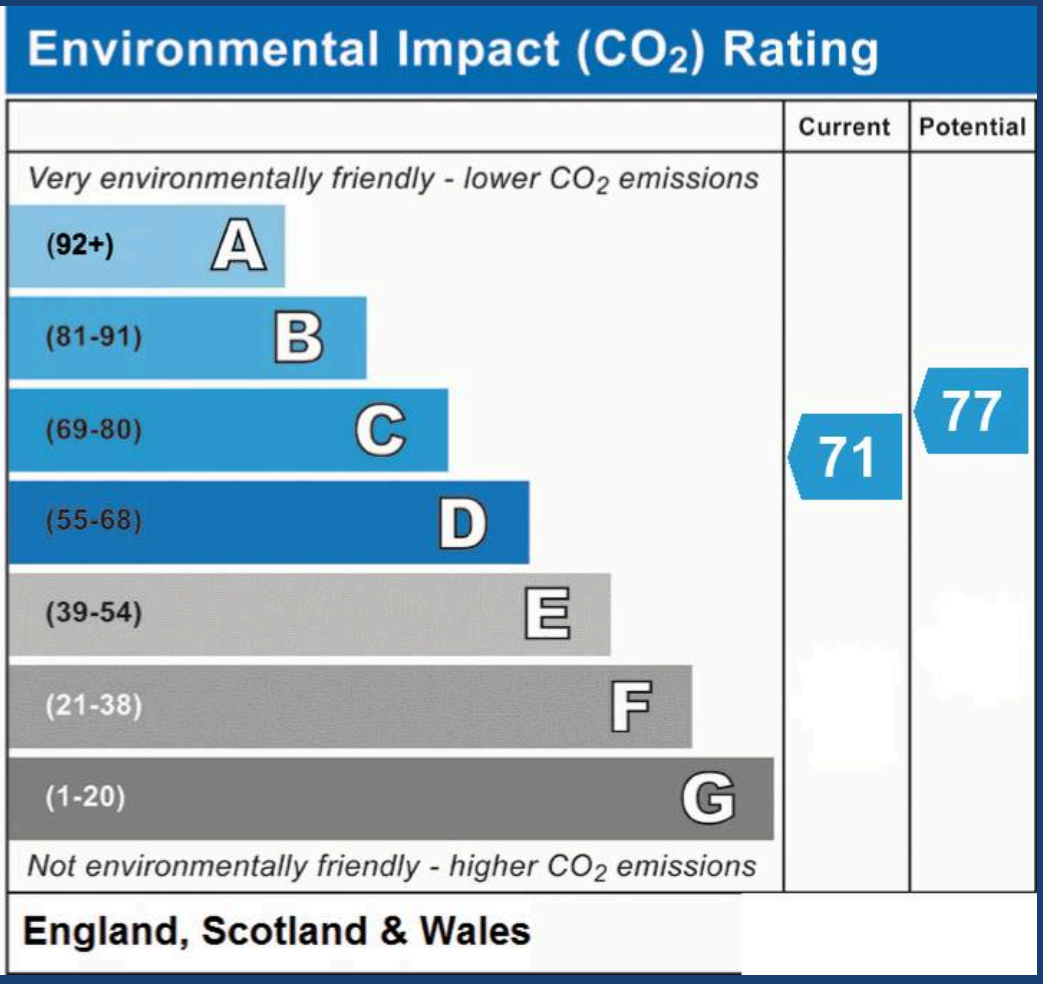
Michael Poole
property consultants

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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