

BROADSTONE, MARTON, MIDDLESBROUGH, TS8 9XY



FOR SALE BY AUCTION
Thursday 30th April 2026



- ▲ A Four Bedroom Detached House
- ▲ Located Within a Popular Area of Marton
- ▲ No Forward Chain
- ▲ Occupying a Lovely Plot with a Generous Size Rear Garden
- ▲ Double Garage
- ▲ Lounge Opening to Dining Room
- ▲ Fitted Kitchen with Utility & Ground Floor WC
- ▲ Four Bedrooms & Family Bathroom

Guide Price £250,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th April 2026 *** Option 2 ***
www.agentspropertyauction.com

A four bedroom detached house offered for sale with no forward chain and featuring a double driveway leading to a double garage, generous rear garden, lounge, dining room, fitted kitchen with utility, ground floor WC, four bedrooms and a family bathroom. Early viewing advised.

GROUND FLOOR

ENTRANCE - With staircase to the first floor.

LOUNGE - 4.07m x 3.09m (13'4" x 10'2")
With under stairs cupboard and opening to ...

DINING ROOM - 2.81m x 2.33m (9'3" x 7'8")
With French doors to the rear garden.

KITCHEN - 2.87m x 2.73m (9'5" x 8'11")

UTILITY ROOM - 1.50m x 1.52m (4'11" x 5')
With side external door and wall mounted boiler.

WC - 1.50m x 1.12m (4'11" x 3'8")

FIRST FLOOR

BEDROOM ONE - 2.67m x 3.18m (8'9" x 10'5")

BEDROOM TWO - 3.69m x 2.61m (12'1" x 8'7")

BEDROOM THREE - 2.94m x 2.11m (9'8" x 6'11")

BEDROOM FOUR - 2.67m x 2.14m (8'9" x 7')

BATHROOM - 1.66m x 2.41m (5'5" x 7'11")

EXTERNALLY

PARKING, DOUBLE GARAGE & GARDEN - Externally the property occupies a lovely plot within this popular area of Marton and featuring a double width driveway leading to a double garage. To the rear there is a generous size part walled garden with lawn, patio areas and timber shed.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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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.

AGENTS REF: - DP/LS/NUN250762/16042026

Council Tax Band: D **Tenure:** Freehold

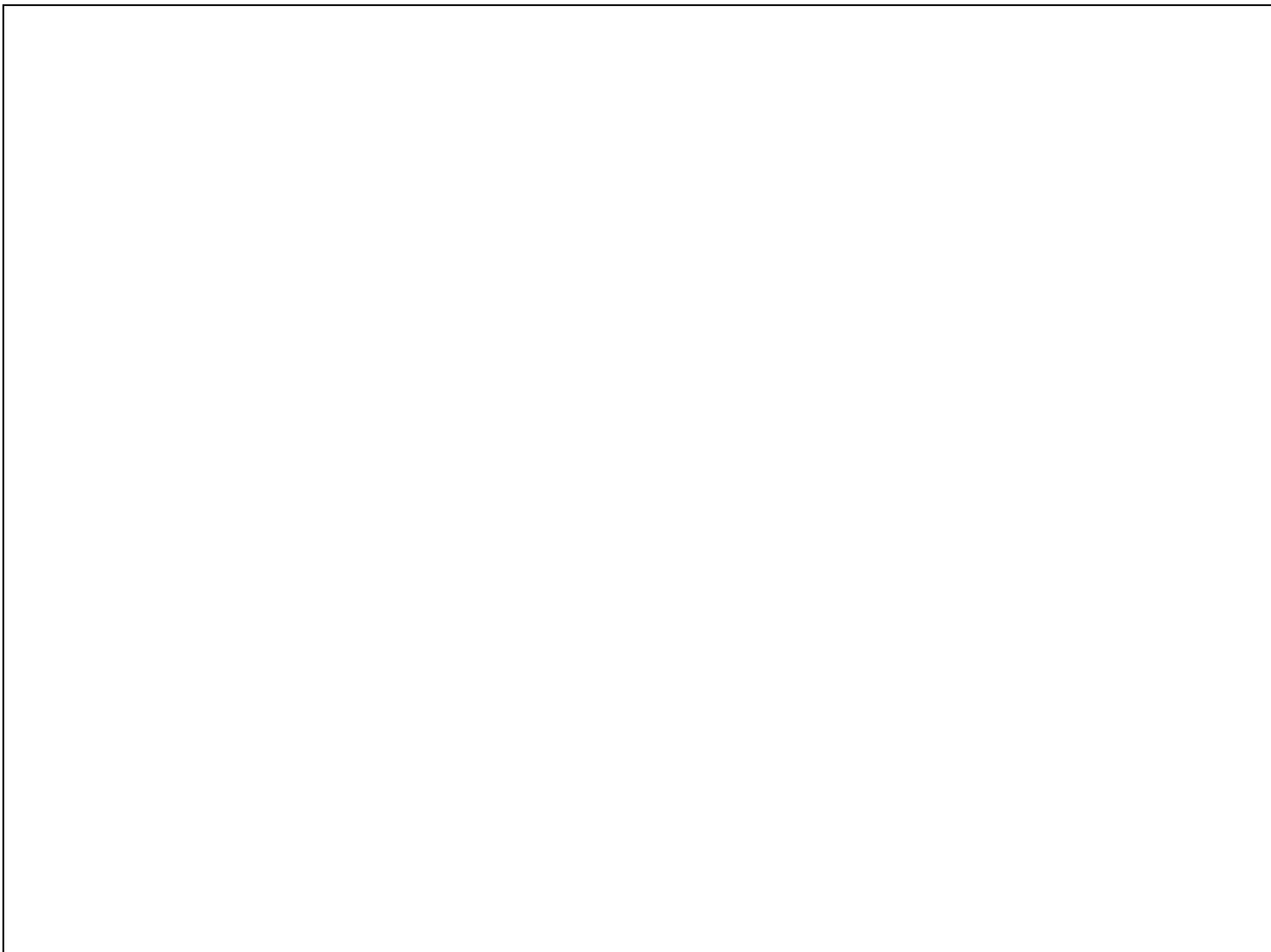
TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**



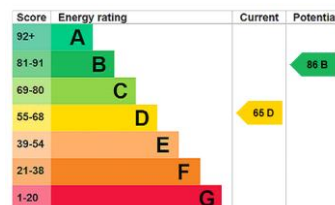
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