

8 St. Pauls Terrace, Stockton

Guide Price £62,500

Michael Poole
SALES - LETTINGS - AUCTIONS

For Sale by Auction



8 St. Pauls Terrace

Stockton-On-Tees

For Sale By Auction - Chain free, two double bedroom terrace with two reception rooms, front garden, double glazing and central heating. Ideal buy to let.

- Priced to Sell & a Simple Chain Free Sale
- Traditional Inner Terrace House with Two Double Bedrooms
- An Ideal Buy-to-Let' Rental Property with the Prospect of a Respectable Return
- Front Lounge & Separate Rear Sitting/Dining Room
- Front Garden & Rear Yard
- UPVC Double Glazed Windows
- Central Heating with a Combi Boiler

8 St. Pauls Terrace

Stockton-On-Tees

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

An ideal 'Buy-to-Let' rental opportunity with the prospect of a respectable return on your investment, this traditional style inner terrace house with two double bedrooms is a chain free sale.

Other attractions include front garden, UPVC double glazed windows and central heating with a combi boiler.

Comprising entrance vestibule, hallway, front lounge, separate rear sitting/dining room and kitchen on the ground floor. The first floor has two double bedrooms and bathroom with a white suite.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



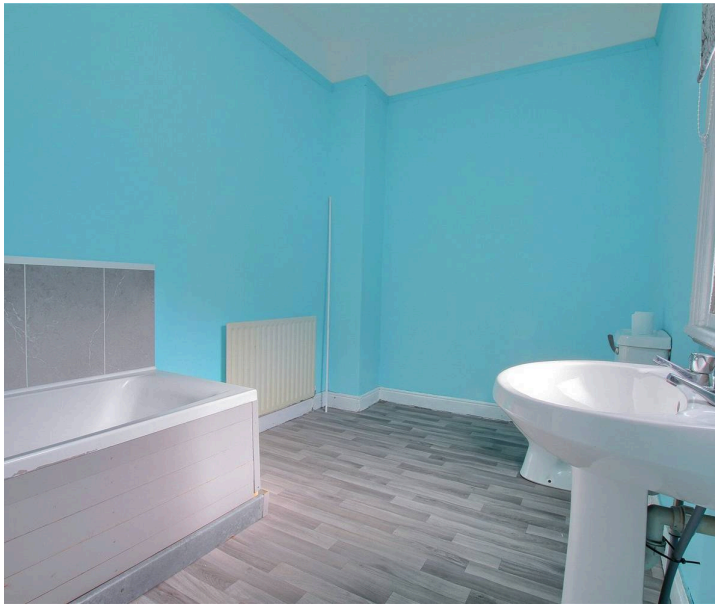














GROUND FLOOR

Entrance Vestibule
With wood entrance door and wood door to the hallway.

Hallway

Front Lounge 12' 3" into alcoves x 11' 11" excluding bay (3.73m into alcoves x 3.63m excluding bay)
With radiator, wood grain effect laminate flooring and bay window.

Dining Room 12' 3" into alcoves x 11' 11" (3.73m into alcoves x 3.63m)
With wood grain effect laminate flooring and radiator.

Kitchen 18' 2" into recess x 7' 0" into alcoves (5.54m into recess x 2.13m into alcoves)
Fitted with woodgrain effect wall and floor units, complementary marble effect work surface, stainless steel sink with tiled splashback, Baxi combination boiler, plumbing for washing machine, tiled floor and wood door opening to the rear yard.

FIRST FLOOR

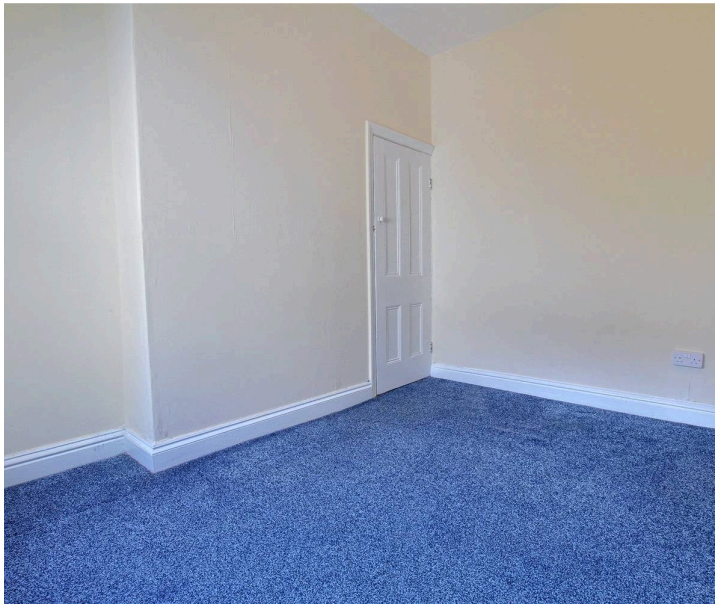
Landing

Bedroom One 15' 9" into alcoves x 11' 11" (4.80m into alcoves x 3.63m)
With radiator and built-in storage cupboard.

Bedroom Two 11' 11" x 9' 7" into alcoves (3.63m x 2.92minto alcoves)
With radiator and storage cupboard.

Bathroom
Fitted with a white three-piece suite comprising panelled bath, WC, wash hand basin, radiator, and vinyl flooring.







EXTERNALLY

Gardens
Pedestrianised front leading to the front door and lawned front garden. To the rear there is a yard with storage shed and gated access to the rear alleyway.

Section 21
In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

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

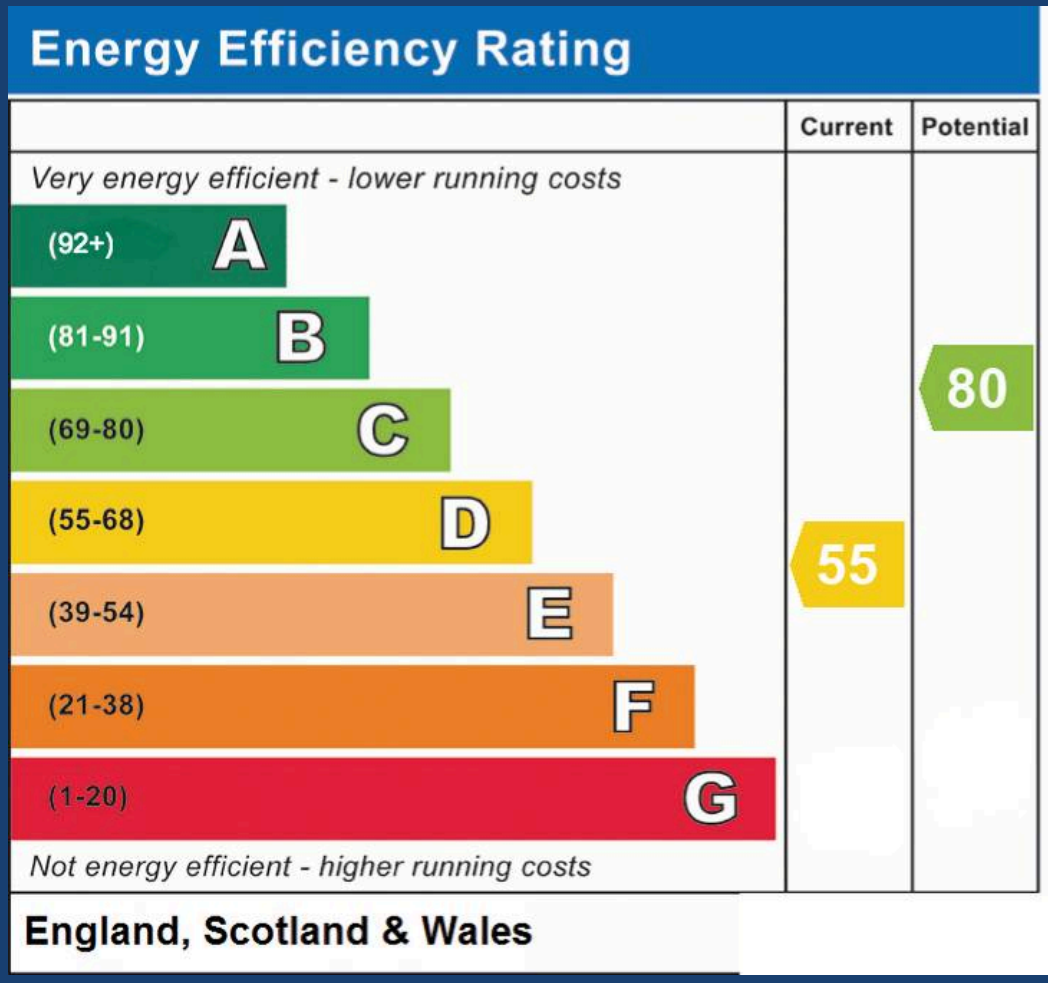
1ST FLOOR

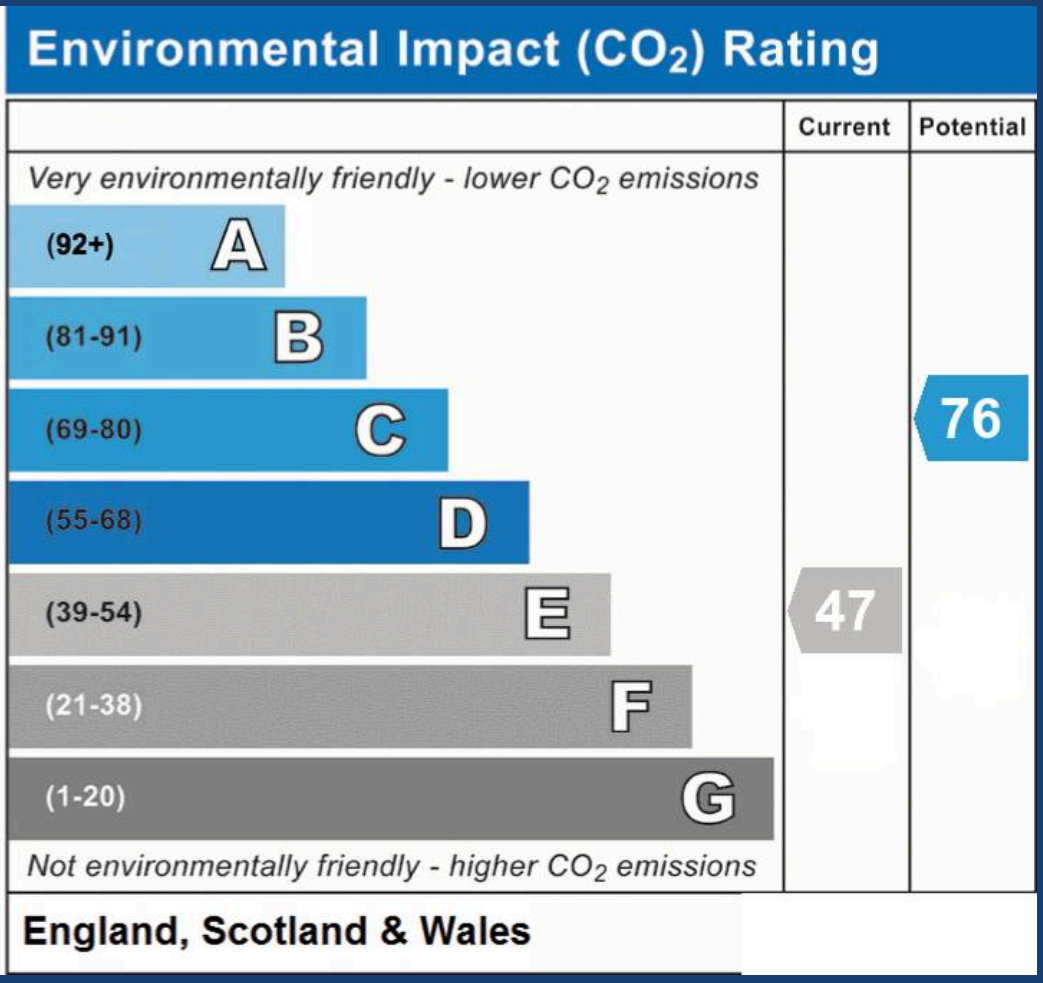


Michael Poole property consultants

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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