

HOLLYWALK AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0PE



FOR SALE BY AUCTION
Thursday 30th October 2025



- ▲ Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Fantastic Residential Area
- ▲ 19ft Dual Aspect Lounge Diner
- ▲ 29ft Garage
- ▲ South Easterly Facing Rear Garden

Guide Price £180,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th October 2025 *** Option 1 ***
www.agentspropertyauction.com

This well presented spacious bungalow offers fantastic value and scope for future development. Sitting on a generous elevated plot, the property offers spacious living both inside and out and is brilliant for local schooling, amenities and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 3.21m (10'6") reducing to 1.43m (4'8") x 3.44m (11'3") reducing to 1.00m (3'3")

Part glazed coloured composite entrance door with decorative glasswork, wide plank grey oak laminate flooring, radiator, panelled doors to all rooms and access to the loft space housing the Baxi 800 combi boiler with filter system via a retractable loft ladder.

LOUNGE DINER - 3.62m x 5.91m (11'11" x 19'5")

A generous dual aspect room with feature wall and grey carpet, wood fire surround with marble insert and hearth and living flame gas fire, radiators, UPVC bow window overlooks the front garden and French doors open to the rear garden.

KITCHEN - 3.20m x 2.30m (10'6" x 7'7")

A Welham's fitted kitchen with integrated Hotpoint oven and gas hob with stainless steel extractor hood, integrated fridge and slimline dishwasher, part tiled walls, radiator, Karndean style flooring, UPVC clad ceiling with downlighters, UPVC window and part glazed door to the rear garden.

BEDROOM ONE - 3.60m x 3.63m (11'10" x 11'11")

With neutral decoration, fitted wardrobes and bedroom furniture, radiator and UPVC window.

BEDROOM TWO - 3.60m x 3.48m (11'10" x 11'5")

A double room with masses of storage, downlighters, radiator and UPVC window overlooks the rear garden.

BATHROOM - 1.60m x 2.26m (5'3" x 7'5")

A Welham's fitted white suite with over bath Mira thermostatic shower with extractor fan, fully UPVC clad walls and ceiling with downlighters, vanity storage unit, Karndean style flooring, chrome ladder radiator and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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EXTERNALLY

GARAGE - 2.46m x 8.91m (8'1" x 29'3")

A vast extended garage with an up and over entrance door, shelved storage, power, lighting, plumbing for washing machine and handy rear access door to the garden.

PARKING & GARDENS - The front of the property benefits from a concrete driveway with neat lawned frontage, border planting and gated access to the rear garden. The southerly facing rear garden is laid to lawn with full width block paved patio area and raised sundeck with open views over the Eston Hills.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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: - CF/LS/EST250360/24092025

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

TO VIEW: Contact our Eston office on

Tel: 01642 955180



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GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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