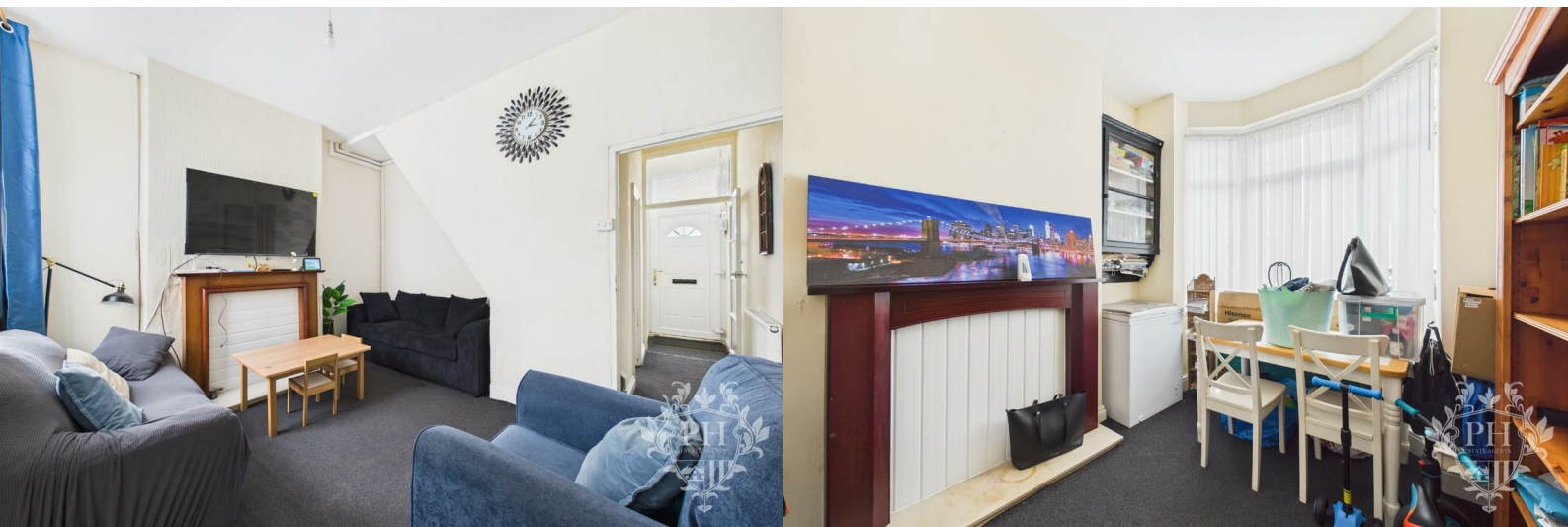




87 Harford Street  
, Middlesbrough, TS1 4PW

Auction Guide £60,000



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## AUCTION NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price, including VAT, subject to a minimum of £6,600.00, including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer, in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

## HALLWAY

Step inside from the street through a sturdy, white UPVC double-glazed door and you're greeted by a hallway bathed in natural light. The freshly painted white walls make the space feel open and inviting, while a radiator stands ready to keep things cozy. From here, you have direct access to both reception rooms and the staircase leading up to the first floor.

## RECEPTION ROOM

11'10" x 9'3" (3.61m x 2.82m )

The first reception room sits at the front of the house, bathed in natural light from a wide UPVC double-glazed bay window that frames the street outside. The freshly painted white walls give the space a bright, open feel, while a striking feature fire surround anchors the room and hints at its potential for warmth and comfort. Though it's currently serving as a makeshift storage and dining area, you can easily imagine this room transformed into a welcoming living space—perfect for relaxing with a book or hosting friends on a quiet evening in.

## SECOND RECEPTION ROOM

12'7" x 12'8" (3.84m x 3.86m )

The second reception room sits quietly at the back of the house, offering just the right amount of space for a comfortable two-piece sofa set and a few compact storage units. A radiator keeps the room cozy, while a UPVC double glazed window lets in plenty of natural light and gives you a clear view of the rear yard. From here, you can also step directly into the kitchen, making the layout feel both practical and inviting.

## KITCHEN

8'8" x 6'9" (2.64m x 2.06m )

The kitchen features light wood-effect cabinets along the walls, base, and drawers, bringing a warm, inviting feel to the space. Dark countertops provide a striking contrast, adding depth and interest to the room. There's ample space for free-standing appliances, allowing for flexibility in layout and design. A large UPVC double-glazed window overlooks the rear yard, filling the kitchen with natural light and offering a pleasant view. The kitchen also provides direct access to the rear entrance, making it convenient for bringing in groceries or stepping outside.

## FAMILY BATHROOM

5'8" x 6'7" (1.73m x 2.01m )

Tucked away at the back of the ground floor, the bathroom offers a peaceful retreat from the rest of the house. It features a classic three-piece suite: a paneled bathtub fitted with convenient shower attachments, a sleek hand basin, and a low-level toilet. The walls are finished with attractive tiles that not only protect against splashes but also add a touch of style. A frosted UPVC double-glazed window lets in soft, natural light while maintaining privacy, and a radiator ensures the space stays warm and comfortable year-round.

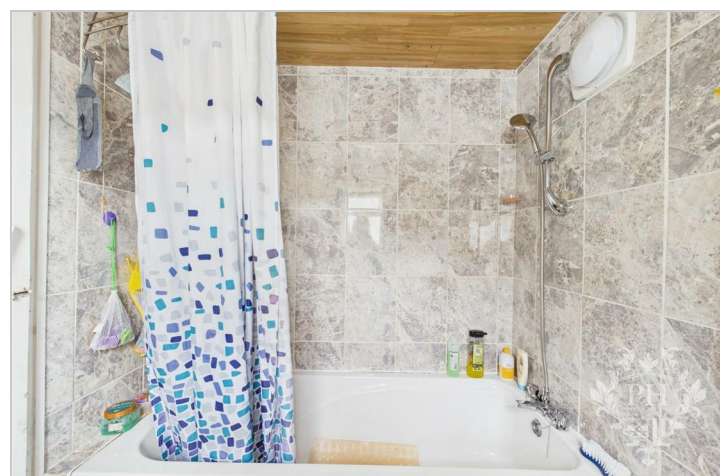
## LANDING

The landing gains access to the two bedrooms & loft space

## BEDROOM ONE

10'3" x 13'1" (3.12m x 3.99m )

The first bedroom sits at the front of the house, catching plenty of natural light through a large UPVC double glazed window. It's spacious enough to comfortably fit a double bed along with sizable wardrobes or dressers, so you'll have room for all your essentials without it ever feeling crowded. The freshly painted white walls give the space a clean, airy vibe, while the radiator ensures it stays cozy year-round.



## BEDROOM TWO

12'7" x 13'0" (3.84m x 3.96m )

The second bedroom sits quietly at the rear of the property, offering a peaceful retreat away from the main living areas. This generously sized room easily fits a double bed with ample space left for larger wardrobes or storage units. A modern UPVC double glazed window lets in plenty of natural light while helping to keep the room warm and quiet, and the freshly painted walls provide a clean, inviting backdrop for any style of décor. A radiator ensures year-round comfort, making this space both practical and welcoming.

## EXTERNAL

This property features convenient on-street parking and a spacious, secure rear yard—ideal for both relaxation and outdoor activities. Located just a short drive from Middlesbrough town centre, Teesside University, and several local schools, it offers easy access to shopping, education, and community amenities.

Road Map



Hybrid Map



Terrain Map



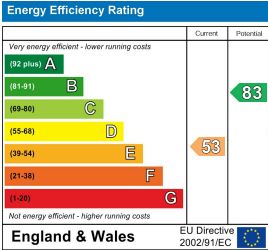
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.