



**The Potteries, Roman Road, Middlesbrough TS5 6EA**

**welcome to**

## **The Potteries Roman Road, Middlesbrough**

\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*\* 28TH JULY 2026\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST \*\*\*GUIDE PRICE £48,000\*\*\*

### **Entrance Hall**

Enter through wooden fire door into hallway, radiator, large storage cupboard.

### **Living Space**

UPVC double glazed windows, radiator.

### **Kitchen**

Fully fitted kitchen, integral fridge/freezer, integral electric oven, four ring gas hob, chimney extractor fan, recess for washing machine, sink with draining board.

### **Bathroom**

Bath, vanity style wash hand basin, toilet.

### **Bedroom 1**

Two UPVC double glazed windows to rear and side, radiator.

### **Bedroom 2**

UPVC double glazed windows to side, radiator.

### **Externally**

Allocated parking space.

### **Important Notice:**

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and

interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

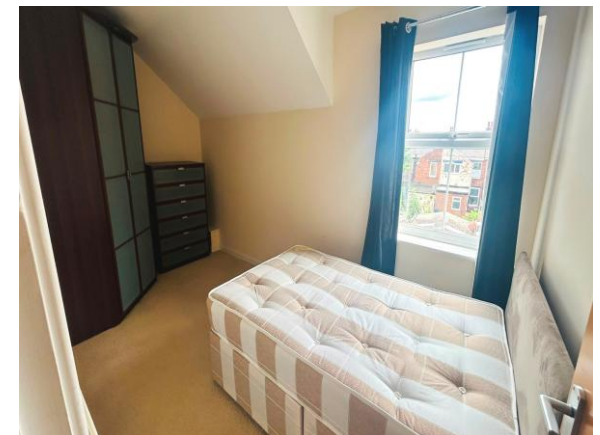
### **Important Notice:**

\*\*PLEASE CONTACT THE AUCTIONEERS AT [LeedsAuctions@williamhbrown.co.uk](mailto:LeedsAuctions@williamhbrown.co.uk) TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU\*\*

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

### **Important Notice:**

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites



should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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## **The Potteries Roman Road, Middlesbrough**

- UPPER FLOOR FLAT
- FOR SALE BY AUCTION
- 2 BEDROOMS
- OPEN PLAN LIVING SPACE/KITCHEN
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2394.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£18 000**

**view this property online** [mannersandharrison.co.uk/Property/MAR112316](https://mannersandharrison.co.uk/Property/MAR112316)



Property Ref:  
MAR112316 - 0005

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