

## Middlesbrough

### 2 Ventnor Road, North Yorkshire TS5 6DU

#### BY ORDER OF RECEIVERS

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Ventnor Road, close to its junction with Roman Road. Local shops and amenities are available along Roman Road and Oxford Road to the south and along Linthorpe Road to the north. Rail services run from Middlesbrough Station approximately 1.7 miles to the north. The A66 provides access to neighbouring towns and the A1 Motorway (Junction 57).

**Description**  
The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

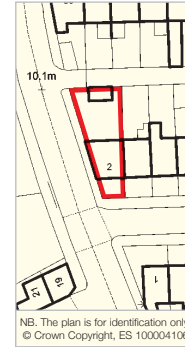
### A Freehold End of Terrace Three Bedroom House with Garden

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom

**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**  
Messrs Walker Morris LLP (Ref: OO).  
Tel: 0113 283 2500.  
Email: owen.ormond@walkermorris.co.uk

#### Vacant Possession



**VACANT –  
Freehold House**



## Newport

### 21 Sandiford Crescent, Shropshire TF10 7QW

**The Wrekin**  
Housing Trust

#### BY ORDER OF THE WREKIN HOUSING TRUST LIMITED

**Tenure**  
Leasehold. The property is to be held on a new lease for a term of 99 years from the date of completion at a ground rent of £10 per annum.

**Location**  
The property is situated on Sandiford Crescent, which is located off Gravelly Drive and Longford Road, within walking distance of Newport centre to the west with its shops and amenities. The more extensive amenities of Shrewsbury and Telford are to the south-west and south respectively. There is a rail station in Wellington close by. The B5062, A41 and M54 Motorway, giving access to Wolverhampton and Birmingham, are all close by.

**Description**  
The property comprises a self-contained ground floor flat situated within a detached purpose built block arranged over ground and two upper floors beneath a pitched roof.

### A Leasehold Self-Contained Purpose Built Ground Floor Two Bedroom Flat

**Accommodation**  
Reception Room, Two Bedrooms, Kitchen, Two Store Rooms, Bathroom/WC

**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Vacant Possession

**VACANT –  
Leasehold Flat**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.