



Auction of Apartment 1, Grey Towers Hall, Wyke Lane, Nunthorpe, Middlesbrough, TS7 0GD.



We are delighted to offer for sale by auction this superbly presented apartment situated in Grey Towers Hall, Nunthorpe. Grey Towers Hall stands in approximately nine acres of grounds and woodlands. This impressive Grade 2 18th Century Gothic Building is sure to attract a lot of interest.

The building has been restored to a very high standard and converted into twelve luxurious apartments which retain many of the original features.

Apartment 1 offers luxurious living at its finest, coupled with spacious living in a very relaxing environment.

Date of Auction: Thursday 15th October 2009

Venue: Grey Towers Hall, Wyke Lane, Nunthorpe, Middlesbrough, TS7 0GD

Registration: 12:00 noon – Auction: 13:00pm.



Communal Entrance Hall: The entrance hall is very impressive and retains most of the original features including the carved ceiling, the original gothic arched doors with stone surround and a superb oak carved wooden staircase.



Entrance Hallway: The limestone flooring is a feature of the hallway which is spacious and light. There are oak doors which lead off to all rooms from the central hallway as well as three generous storage closets.

In addition, the hallway has a video entry telecom system, single panelled radiator and recessed lighting to the ceiling.

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Lounge: The lounge measures approximately 23'4 x 15'7 (7.11m x 4.75m). There are two double glazed sash windows which allow superb views to the hills and countryside. The lounge features a magnificent ornate ceiling, oak flooring, contemporary fire surround complete with mood lighting and plasma 'flame' effect electric fire. There are two double radiators, built in surround sound system to all the rooms and an open plan dining area.



Kitchen: The kitchen measures approximately 10'5 x 17'6 (3.18m x 5.33m). There is a superb range of contemporary wall and base units all designed to a high specification which combines Cherry Wood contoured cupboard fronts with stainless steel. The kitchen offers a number of luxurious appliances which include: A Miele coffee machine, combi oven and microwave and an AEG Turbo Washer Dryer. There is a Fisher Paykel stainless steel double dishwasher, double width electric range oven with 5 ring halogen hob and over head stainless extractor. The granite centre island combines a recess bowl and drainer with a raised area providing excellent breakfast bar with a curved glass surface. Concealed subtle lighting above and below the units and limestone flooring.

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DINING ROOM: The dining room measures approximately 11'1x17'6 (3.38m x 5.33m). Complete with superb double glazed sash bay window with delightful views. The floor is made from hardwood Oak flooring, double radiator, two Bose speakers and a central island unit.



BATHROOM: The bathroom measures approximately 9'9x7'9 (2.36m x 2.97m). Limestone tiling to floor and walls on two levels, freestanding roll top Rain bath with curved shower enclosure with chrome jets and large chrome shower head, pedestal wash hand basin, low level WC, heated chrome towel radiator, lighting, mirror, wall light with shaver point, extractor fan.

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Additional Information: The Master Bedroom measures approximately 12'2 x 11'11 (3.71m x 3.63m). Superb double glazed sash bay window offering delightful views, hardwood Oak flooring, double radiator, cupboard housing a Triton flow master water tank and central heating controls, recessed lighting to ceiling, double radiator and door to en suite.

EN SUITE:

Limestone tiling to the walls and floor, shower enclosure with power shower, pedestal wash hand basin, low level WC, chrome heated towel ladder radiator, extractor fan, recessed lighting to the ceiling, shaver socket.

DRESSING AREA: The Dressing area comes with a range of sliding wardrobes with built-in storage compartments, shelves, hanging rails and over head lighting pelmets, hardwood Oak flooring.

BEDROOM 2:

17'7 x 12'3 (5.36m x 3.73m) approximately. Superb double glazed sash window offering spectacular views, hardwood Oak flooring, radiator, built-in shelved cupboard, recessed ceiling lighting.

CONSERVATORY/ BEDROOM 3:

10'2 x 20'6 (3.10m x 6.25m) maximum measurements. A classical gothic room with exposed stone walls and superb carved stone arches framing the doors and windows and delightful features such as leaded and stained glass windows with magnificent views over open countryside where views of Roseberry Topping can also be enjoyed. The impressive doors into the conservatory are a particular feature as this is the largest entrance within the mansion where a flight of steps lead onto the delightful grounds.

EXTERNALLY: There are communal gardens extending to approximately 9 acres, the apartment has its own lawned garden, maintained by the grounds man, the property has two parking spaces and an outside store.

Contact Sell By Auction to arrange a viewing on 0845 050 9283 or email: enquiries@sellbyauction.org

Auction Information:

The auction will take place on 15th October 2009. The venue will be at Grey Towers Hall.

Registration: Registration prior to the auction is preferred. Please contact Sell By Auction to register before the auction. If you wish to register on the day of the auction you can do so at 12:00 noon.

Bidding Number: Once registered you will be given a bidding number. This is unique to you so please ensure that you confirm this on arrival with a member of Sell By Auction. Bidding paddles will be available for collection at 12:00 noon on the day of the auction.

Time of Auction: The auction starts prompt at 1:00pm.

Successful Bidder: As the successful bidder you will be required to pay a deposit of 10% of the sale price immediately.

Legal Formalities: All the paperwork is signed and copies sent to each parties solicitors to complete the transaction.

Information to Bidders: Things to bring with you:

- *Cheque book with at least one cheque for each lot.*
- *Debit/Credit Card – we do not accept American Express or Diners Club.*
- *Identification – your driving licence or passport (for photo ID) and utility bill or bank statement (for proof of your address)*
- *Details of your solicitor you intend to use.*

Viewing Times:

22nd September 2009 – 11:00am to 3:00pm

23rd September 2009 – 11:00am to 3:00pm

30th September 2009 – 11:00am to 3:00pm

1st October 2009 – 11:00am to 3:00pm

7th October 2009 – 11:00am to 3:00pm

Please note that you can arrange a viewing for any of the dates listed above prior to auction.

Viewings are strictly through Sell By Auction.

Sell By Auction

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