



11 Dawlish Green

, Middlesbrough, TS4 3NW

Offers In The Region Of £80,000



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ENTRANCE

As you enter through a UPVC door you enter a clean welcoming hallway, gaining access to the reception room and staircase leading to the first floor of the property.

RECEPTION ROOM

Spacious reception room with an electric fire and wooden fire surround. Gaining access to the open plan kitchen/diner.

DINING ROOM

Open plan kitchen/diner.

KITCHEN

The kitchen that is situated at the rear of the property has plenty of space for kitchen appliances, UPVC door for access to the rear garden of the property. This property offers plenty of potential to renovate into stylish modern kitchen.

BATHROOM

The family bathroom is functional but would benefit from some refreshment. It features a white three piece bathroom suite including a toilet, basin and bath.

BEDROOM 1

Bedroom 1 is situated at the front of the property, it is a generous space with plenty of

natural light. Over looking the front garden of the property and views onto the green.

BEDROOM 2

Bedroom 2 situated to the rear of the property, would comfortably fit a double bed and plenty of room for extra bedroom furniture. Large UPVC window over looking rear garden.

IMPORTANT INFORMATION

Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

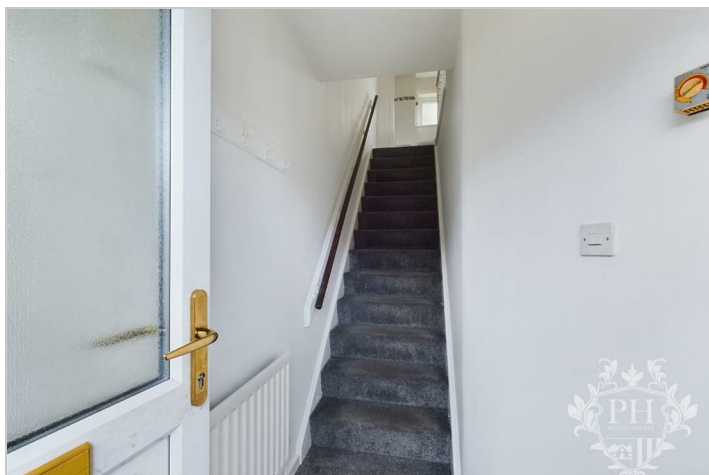
- Professional photography.
- Detailed floor plans.

- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.



Road Map



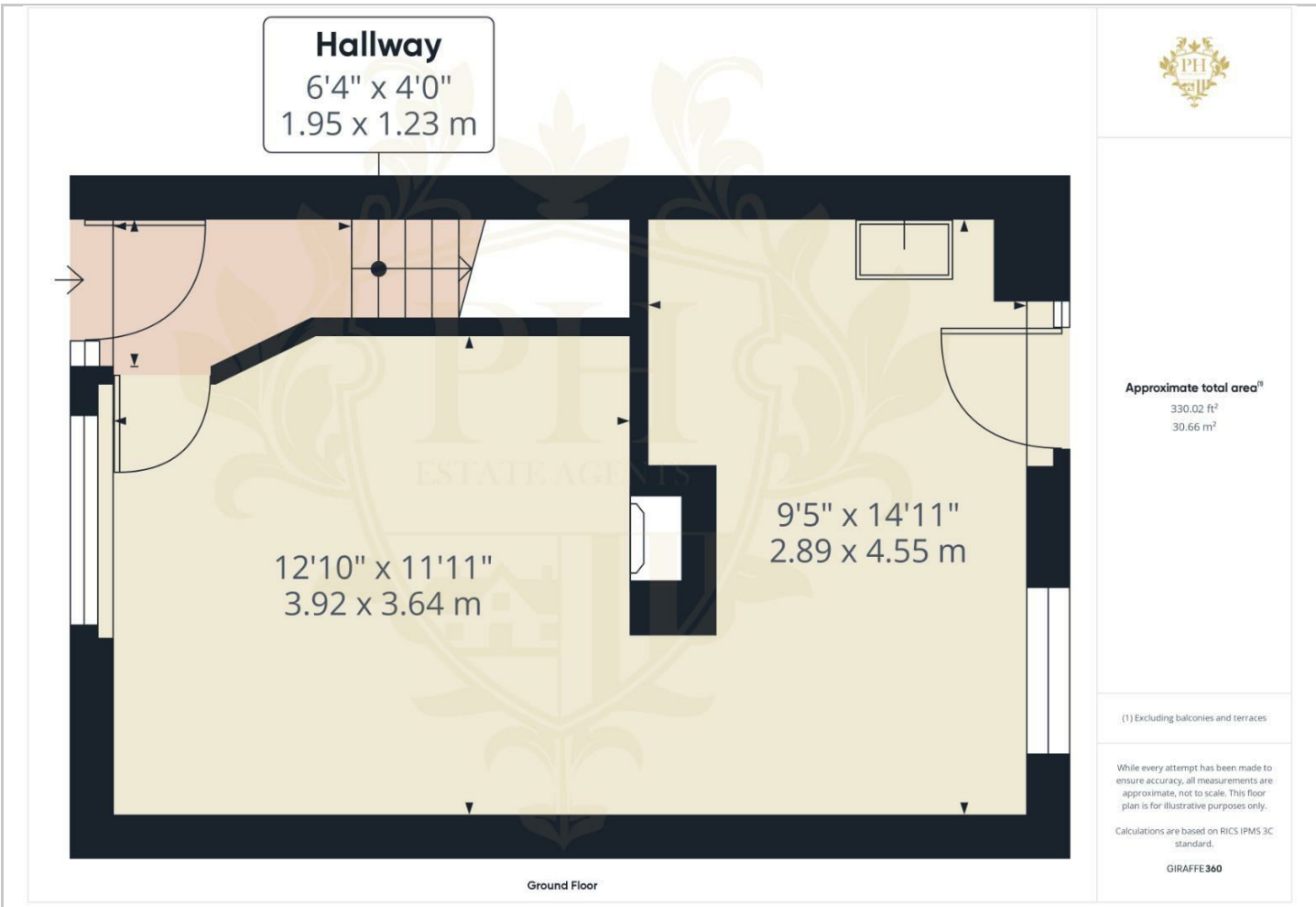
Hybrid Map



Terrain Map



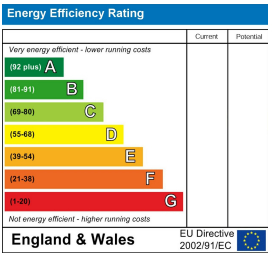
Floor Plan



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.