



8 Keats Road , Middlesbrough, TS6 0RR

£145,000



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Information

Welcome to your future home! PH estate agents are thrilled to present this modern and spacious three-bedroom property that is an absolute gem for first-time buyers, families, and those looking to upsize.

Step inside this beautiful home to discover a cozy living room featuring a living flame gas fire, perfect for those chilly evenings. The open plan dining kitchen is a true highlight, boasting modern grey units, stylish timber work surfaces, integrated appliances, and French doors leading to the rear garden. A separate utility room adds convenience to your daily routine.

Upstairs, you will find three generously sized bedrooms, with the master bedroom offering built-in mirrored sliding wardrobes for all your storage needs. The pristine white suite bathroom is complete with a shower and glass screen over the bath, adding a touch of luxury to your daily routine.

Outside, this property truly shines with a driveway providing off-road parking and a private rear garden that is a true oasis. Imagine evenings spent on the laid lawn, patio, decking, or under the pergola—perfect for relaxation and entertaining guests during long summer days.

This property ensures your comfort with gas central heating and water supplied by an Ideal Logic combination boiler. You'll also appreciate the UPVC double glazed windows and multi-locking external doors, providing peace of mind and energy efficiency.

Don't miss out on the opportunity to make this wonderful property your own. Contact PH estate agents today to arrange a viewing and take the first step towards creating your dream home!

Sold with NO CHAIN, with viewings available immediately. A 360-degree virtual tour is also accessible above for your convenience.

Council tax band A / EPC energy rating C / This is a freehold property / mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Hall

14'7" x 4'0" (4.45 x 1.23)

With a UPVC multi-locking external door into hall, with storage cupboard, stairs to first floor and door to;

Living Room

11'4" x 12'4" (3.46 x 3.77)

A generous sized living room with living flame gas fire inset to chimney breast and UPVC double glazed bay window.

Dining Kitchen

9'1" x 18'11" (2.77 x 5.78)

A spacious dining kitchen, with a range of modern fitted wall, drawer and base units with contrasting wood work surfaces, Belfast style sink, integrated oven, hob, microwave, fridge/freezer and dishwasher, and french doors opening into the rear garden. Door opening into the outer hall and utility.

Utility

10'10" x 4'11" (3.32 x 1.52)

Excellent additional space for a fridge freezer, washing machine and tumble dryer. Door to driveway and to rear garden.

Landing

8'7" x 6'3" (2.62 x 1.91)

Bedroom One

10'9" x 9'8" (3.29 x 2.97)

A master double bedroom with built in mirrored sliding wardrobes and fitted blinds to the window.

Bedroom Two

8'7" x 10'11" (2.63 x 3.34)

A second double bedroom to the rear.

Tel: 01642 462153

Bedroom Three

7'6" x 8'10" (2.31 x 2.71)

A generous third bedroom to the front, with storage cupboard.

Bathroom

5'5" x 7'6" (1.66 x 2.31)

A modern white bathroom suite, with shower and glass screen over bath, partially clad surround and with a chrome towel radiator.

Driveway

A block paved driveway with low maintenance front garden.

Rear Garden

A private and generous rear garden, this perfect retreat offers laid lawn block paved patio, pergola and decking.

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?

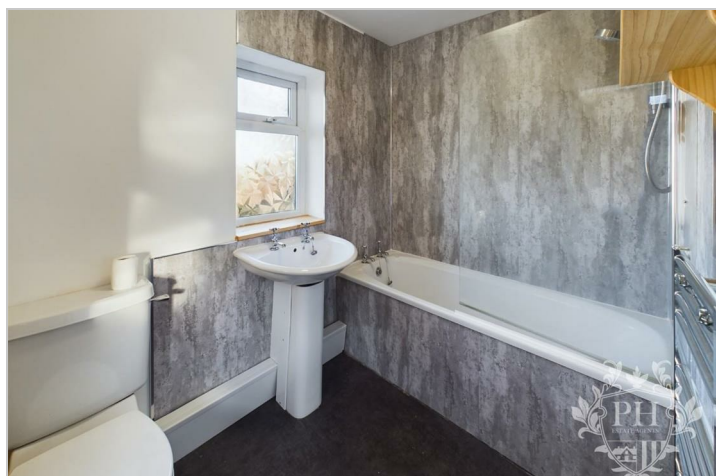
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

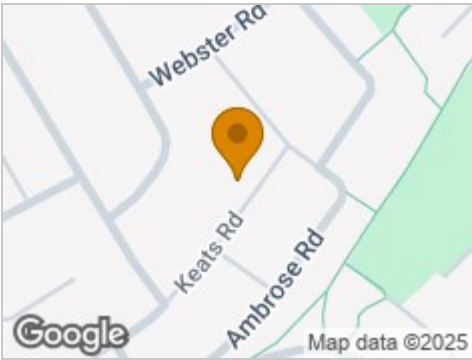
Next Steps

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



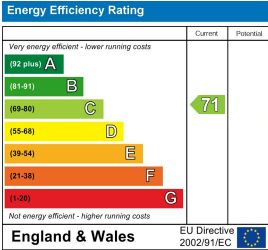
Floor Plan



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.