



## 9 Roxby Avenue

, Middlesbrough, TS3 0ER

Offers In The Region Of £115,000





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## IMPORTANT INFORMATION

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.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## ENTRANCE

3'4" x 5'5" (1.02m x 1.65m)

Step through the sleek black composite door and into a welcoming entrance hall, where natural light spills across the generous passageway. From here, a well-proportioned corridor leads you to both the first floor landing and an inviting reception room, offering a seamless flow between the home's living spaces.

## RECEPTION ROOM

18'8" x 11'1" (5.69m x 3.38m)

Bathed in natural light from both ends, this generously proportioned reception room creates an inviting atmosphere through its thoughtful design. At the front, a UPVC bay window stretches across the wall, while French doors at the rear open to welcome the outside in. The room's ample dimensions easily accommodate a full three-piece suite without feeling cramped, with plenty of space left for substantial storage pieces. A classic fire surround serves as the room's focal point, housing a cozy coal fire that adds both warmth and character. Rich wood-effect laminate flooring flows throughout, complementing the room's aesthetic while providing practical durability. The strategically placed radiator ensures comfort in all seasons, while the dual light sources create an ever-changing play of sunlight throughout the day, making this space feel both grand and intimate at the same time.

## KITCHEN

18'9" x 11'7" (5.72m x 3.53m)

Bathed in natural light from three strategically placed UPVC double glazed windows, this bright kitchen offers panoramic views from the front, side, and rear of the property. The thoughtfully designed space features an extensive collection of light wood-effect cabinetry, including wall-mounted units, base cabinets, and deep drawers. These are beautifully complemented by sleek, dark countertops that create a striking visual contrast. The generous layout provides ample space for all your favorite appliances, whether it's a professional-grade refrigerator or a beloved stand mixer. A UPVC double glazed door serves as a seamless transition to the rear garden, perfect for bringing in fresh air or carrying groceries directly from the car.

Tel: 01642 462153

## LANDING

7'3" x 2'10" (2.21m x 0.86m)

The landing gains access to the three spacious bedrooms, family bathroom and loft with the benefit of a UPVC double glazed window.

## BEDROOM ONE

11'8" x 11'6" (3.56m x 3.51m)

Bathed in natural light from a large UPVC double-glazed window, this welcoming front bedroom offers a peaceful retreat. The expansive space easily accommodates a double bed and substantial storage furniture, with plenty of room to move around comfortably. Warm honey-toned laminate flooring flows throughout, adding a touch of modern elegance while providing durability. A strategically placed radiator ensures cozy comfort during cooler months, while the room's front-facing position treats you to pleasant street views. The thoughtful layout and generous proportions make this room perfect for both rest and relaxation.

## BEDROOM TWO

11'10" x 11'2" (3.61m x 3.40m)

Positioned at the front of the property, the generously proportioned second bedroom invites natural light through its large UPVC double glazed window. A built-in storage cupboard maximizes the room's practical space, while the warm light wood effect laminate flooring adds a modern touch throughout. The spacious dimensions easily accommodate a double bed with room to spare, perfect for additional furniture like a wardrobe, dresser, or desk. The strategically placed radiator ensures year-round comfort, making this bright and airy room an ideal space for rest or work. The window overlooks the front of the property, creating a peaceful atmosphere for this versatile bedroom.

## BEDROOM THREE

6'7" x 11'1" (2.01m x 3.38m)

Tucked away at the back of the property, the cozy third bedroom offers a peaceful retreat. While more modest in size than its counterparts, this well-proportioned room cleverly maximizes its space, comfortably fitting a single

bed with room to spare for compact storage solutions. Natural light streams through the modern UPVC double-glazed window, dancing across the warm honey tones of the light wood laminate flooring. A strategically placed radiator ensures year-round comfort, making this an ideal space for a child's bedroom, home office, or guest room. Despite being the smallest of the three bedrooms, its thoughtful layout ensures no space goes to waste.

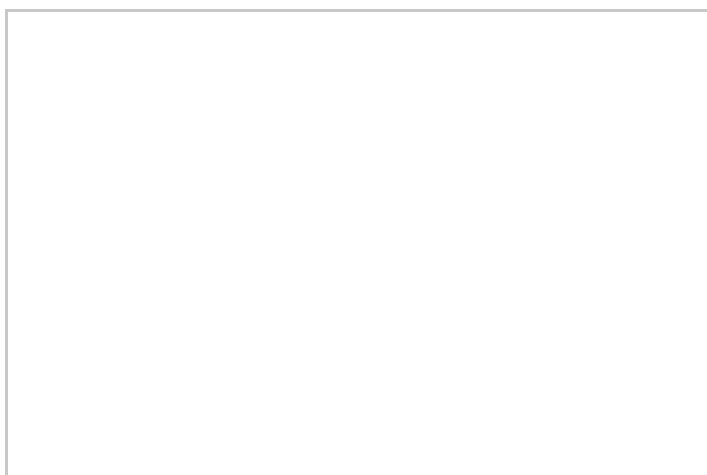
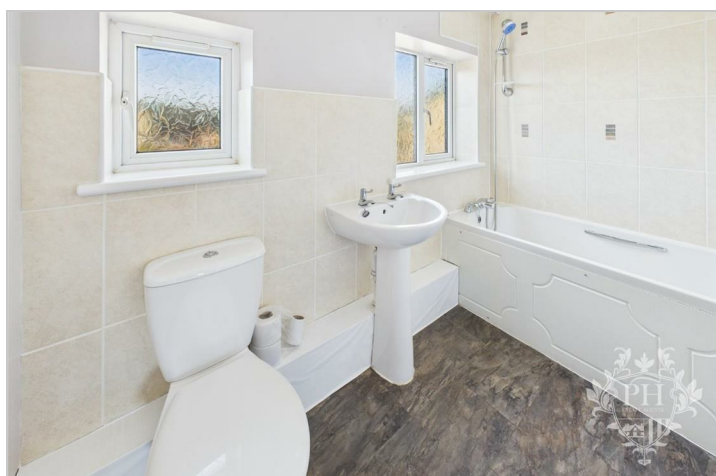
## FAMILY BATHROOM

6'11" x 8'6" (2.11m x 2.59m)

Bathed in natural light filtering through the frosted double-glazed window, this welcoming family bathroom offers both comfort and practicality. The three-piece suite features a deep, paneled bathtub complete with modern shower fixtures for versatile bathing options. A pristine hand basin provides ample space for daily routines, while the low-profile toilet adds a sleek touch to the space. Clean lines of partial wall tiling complement the room's bright atmosphere, and a well-positioned radiator ensures warmth during chilly mornings. The UPVC window frame not only floods the room with daylight but also provides excellent insulation and minimal maintenance needs.

## EXTERNAL

Enveloped by a charming mix of mature bushes and sturdy fencing, the welcoming front garden sets the tone for this inviting property. A sweeping side garden extends the outdoor space, while the generous rear garden unfolds into a verdant lawn, anchored by a rustic wooden shed. The home's convenient location offers abundant on-street parking for both residents and guests, and its prime position puts you mere minutes from bustling local shops, services, and well-regarded schools.



Road Map



Hybrid Map



Terrain Map



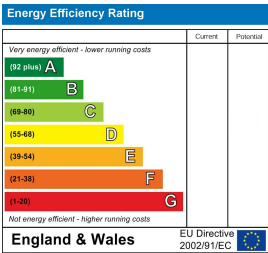
Floor Plan



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.