



## 8 Wilson Place

, Middlesbrough, TS4 3TS

Offers In The Region Of £175,000

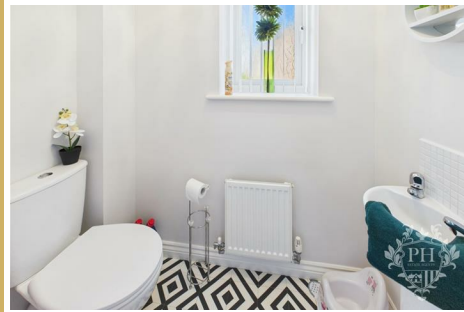




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## HALLWAY

11'2" x 3'8" (3.40m x 1.12m)

Step through the sleek black composite door and you'll find yourself in a sun-drenched hallway, where natural light streams in to illuminate the contemporary space. This welcoming entrance serves as the heart of the home, branching off to a spacious reception room, a well-appointed kitchen, and a convenient ground floor toilet. A stylish staircase leads to the first floor, its clean lines complementing the modern aesthetic of the space.

## GROUND FLOOR W.C

5'8" x 3'1" (1.73m x 0.94m)

Conveniently situated at the front of the property, the ground floor bathroom offers a bright and practical space. The modern two-piece suite features a sleek low-level toilet and a pristine hand basin. Natural light streams through the privacy-ensuring frosted UPVC double-glazed window, while a well-positioned radiator keeps the space comfortably warm year-round. The thoughtful layout makes efficient use of the available space, providing both functionality and comfort for guests and family members alike.

## RECEPTION ROOM

13'9" x 16'0" (4.19m x 4.88m)

Bathed in natural light from both the large UPVC double-glazed window and elegant French doors, the welcoming reception room stretches across the back of the property. The French doors open gracefully onto the garden, creating a seamless flow between indoor and outdoor living spaces. This well-proportioned room offers ample space to accommodate a full three-piece suite while still leaving room for accent tables and storage cabinets. The strategically placed radiator ensures year-round comfort, making this versatile space perfect for both summer entertaining and cozy winter gatherings.

## KITCHEN

11'0" x 8'10" (3.35m x 2.69m)

Bathed in natural light from the front-facing UPVC double-glazed window, this thoughtfully designed kitchen features crisp, light-colored cabinetry throughout. Clean lines of wall-mounted units complement the practical base cabinets and soft-close drawers below, creating ample storage space. The modern built-in electric oven is perfectly positioned at eye level, while the sleek hob above the counter offers a functional cooking zone. There's generous space for your favorite appliances—whether it's a statement refrigerator, dishwasher, or that must-have coffee station. A contemporary radiator ensures the space stays cozy year-round, making this kitchen as comfortable as it is practical.

## LANDING

12'5" x 6'9" (3.78m x 2.06m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

11'1" x 8'10" (3.38m x 2.69m)

Step into the generously proportioned primary bedroom, thoughtfully positioned at the front of the property. Natural light streams through the large UPVC double-glazed window, creating an inviting, airy atmosphere. The well-appointed space effortlessly accommodates a double bed and substantial storage furniture, with plenty of room to move around comfortably. A modern radiator ensures year-round comfort in this peaceful retreat.

The crowning feature is the private en-suite bathroom, seamlessly connected to the bedroom. Here, you'll find a sophisticated three-piece suite anchored by a spacious step-in shower enclosure, complete with a precision-controlled thermostatic shower system for the perfect bathing experience. A sleek hand basin and low-level WC complete the essential fixtures, while a frosted UPVC double-glazed window provides natural light while maintaining privacy. The thoughtfully placed radiator keeps this space warm and inviting, perfect for those chilly morning routines.

## BEDROOM TWO

9'2" x 8'2" (2.79m x 2.49m)

Tucked away at the back of the property, the peaceful second bedroom offers an intimate retreat. The space effortlessly accommodates a double bed while leaving room for bedside tables and compact storage solutions. Natural light streams through the modern UPVC double-glazed window, casting warm patterns across the room's soft, neutral-toned walls. A well-positioned radiator ensures year-round comfort, while the rear-facing position provides a welcome sense of privacy and tranquility.

## BEDROOM THREE

6'2" x 7'3" (1.88m x 2.21m)

Tucked away at the back of the property, the cozy third bedroom offers a peaceful retreat from the bustle of daily life. While modest in size, the room cleverly accommodates a single bed with room to spare for compact storage solutions. The UPVC double-glazed window bathes the space in natural light and provides serene views of the rear garden, while the modern radiator ensures year-round comfort. This versatile space could easily transform into a charming nursery, a productive home office, or a delightful child's bedroom where imaginations can run wild. The room's quiet position makes it particularly appealing for those seeking a distraction-free workspace or a tranquil spot for little ones to rest.

## FAMILY BATHROOM

5'6" x 6'9" (1.68m x 2.06m)

Step into a well-appointed family bathroom featuring a classic three-piece suite. The centerpiece is a paneled bathtub equipped with modern shower attachments, perfect for both relaxing soaks and quick refreshing showers. A pristine hand basin offers ample space for your morning routine, while the

Tel: 01642 462153

low-level WC provides clean lines and contemporary styling. Natural light filters softly through a frosted UPVC double-glazed window, ensuring both brightness and privacy. The room's comfort is maintained year-round by a robust radiator, while the partially tiled walls add a touch of elegance with their smooth, easy-to-clean surface, creating a perfect blend of practicality and style.

## EXTERNAL

Nestled in a convenient location, this charming end-terraced house sits just a five-minute stroll from James Cook Hospital and an array of local amenities. The welcoming front garden features a quaint patch of lawn, adding a touch of greenery to the property's facade. At the rear, you'll discover a private oasis - a fully enclosed garden bordered by sturdy walls, where a well-maintained lawn meets a spacious patio area, perfect for outdoor entertaining or peaceful relaxation. Adding to the property's appeal is the valuable off-street parking space at the back, a rare commodity in this sought-after neighborhood.

## 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?

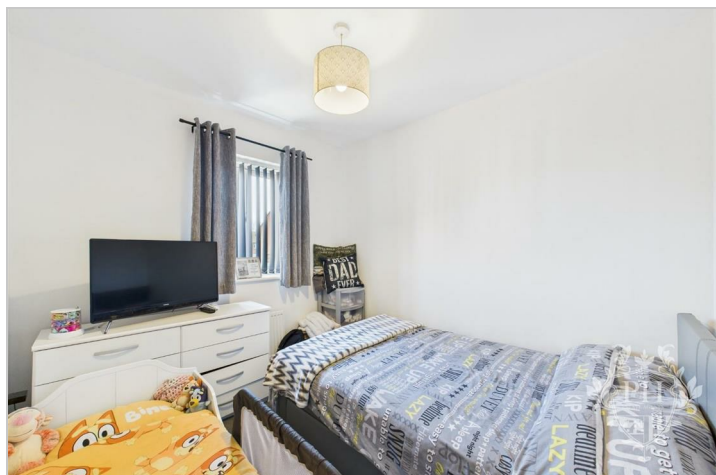
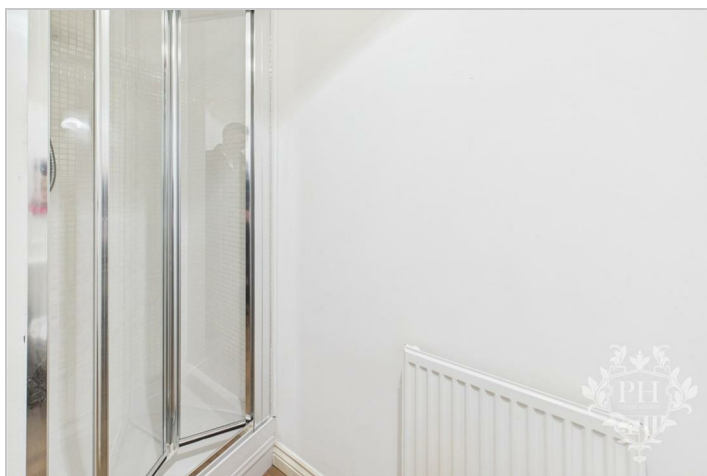
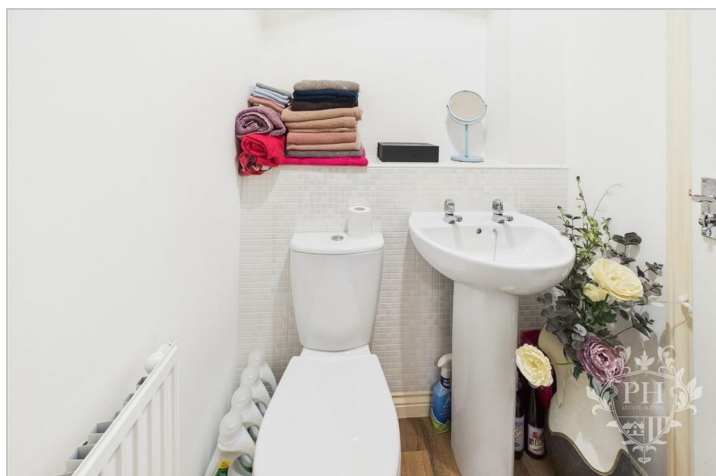
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- 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.



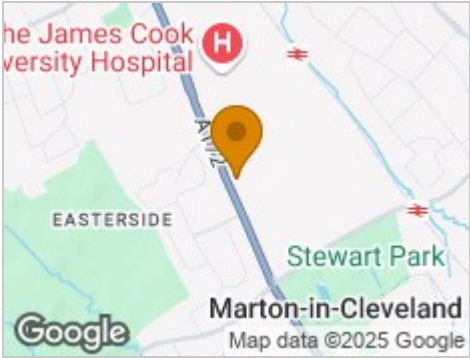
Road Map



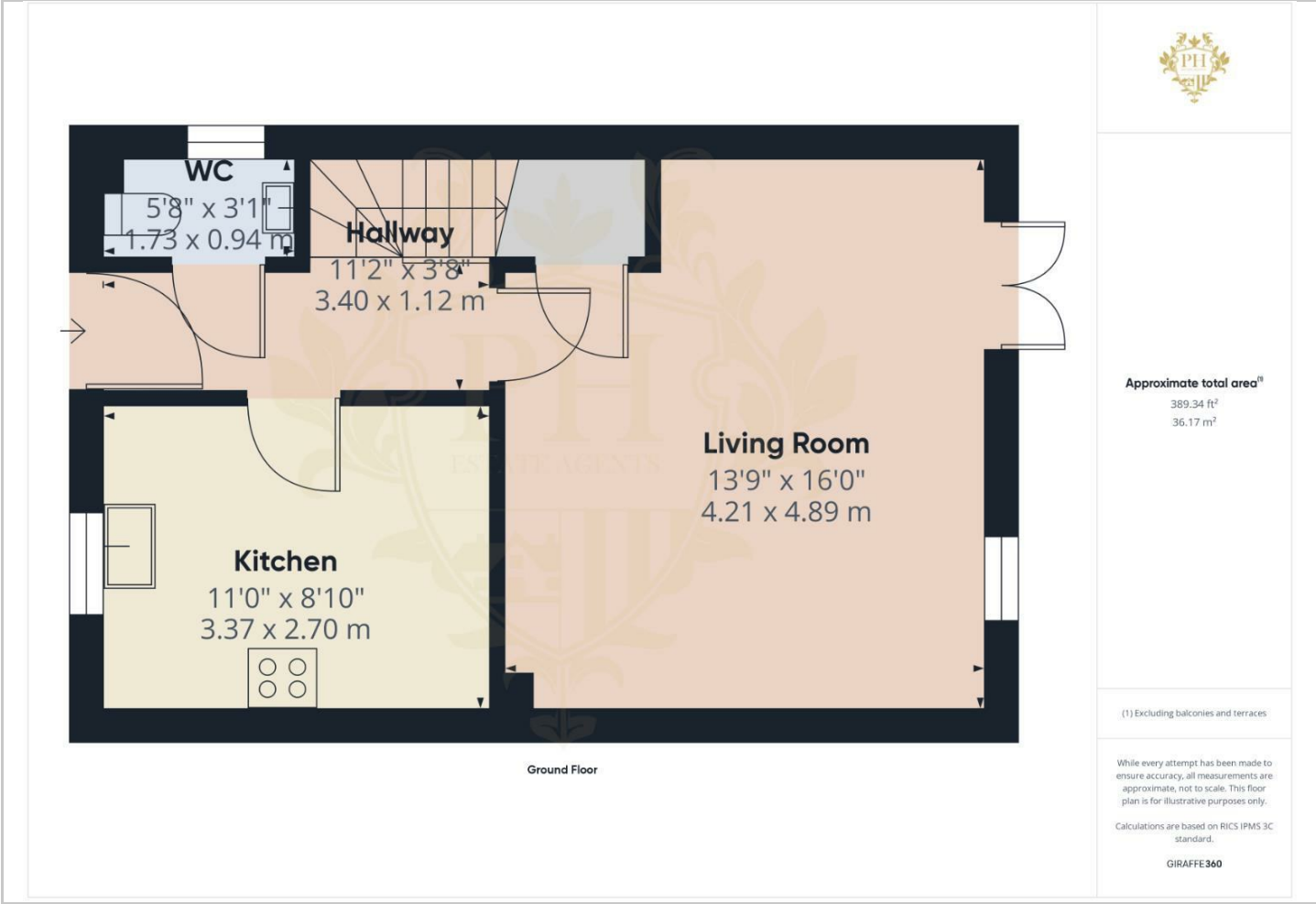
Hybrid Map



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



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