



9 Newgate

, Middlesbrough, TS6 9LJ

Offers In The Region Of £150,000



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ENTRANCE

6'2" x 3'5" (1.88m x 1.04m)

Stepping through a sleek black composite door, you're greeted by a sunlit hallway that leads seamlessly to the welcoming reception room and the staircase ascending to the first floor.

RECEPTION & DINING ROOM

13'2" x 12'2" - 10'9" x 7'10" (4.01m x 3.71m - 3.28m x 2.39m)

At the front of the room, there's plenty of space for a two-piece suite and other living room furniture. Natural light pours in through a UPVC double glazed window, and a radiator keeps the area warm and cozy. There's also a handy understair storage cupboard, perfect for tucking away everyday clutter. Toward the back of the room, you'll find an area just right for a dining table, creating a comfortable spot for meals or entertaining. French doors open out to the conservatory, letting even more light in, while an internal door offers convenient access to the kitchen.

CONSERVATORY

8'11" x 7'10" (2.72m x 2.39m)

Tucked away at the back of the property, the conservatory features expansive UPVC double-glazed windows that flood the space with natural light. A sturdy dwarf wall adds character and definition, while elegant French doors open directly onto the garden, creating a seamless connection between indoors and out. The floor is finished with sleek tiles, and a glass roof overhead allows sunlight to pour in throughout the day. There's just enough room to arrange a cozy seating area, making it an ideal spot to relax and enjoy views of the greenery outside.

KITCHEN

10'10" x 7'5" (3.30m x 2.26m)

The kitchen features a variety of cream-colored wall, base, and drawer units that line the space, offering ample storage and a clean, classic look. Medium grey worktops provide a modern contrast, adding depth and style to the room. There's plenty of space for your own free-standing appliances, so you can truly make the kitchen your own. Natural light pours in through a UPVC double glazed window on the side wall, while a matching UPVC door opens out directly into the garden, blending indoor comfort with easy outdoor access.

LANDING

8'2" x 5'8" (2.49m x 1.73m)

The landing has a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms and bathroom.

BEDROOM ONE

15'1" x 8'7" (4.60m x 2.62m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed, large wardrobes, and additional storage without feeling cramped. Natural light pours in through a wide UPVC double-glazed window, while a modern radiator keeps the space cozy year-round. Soft carpeting underfoot adds a touch of warmth and comfort, making the room feel inviting from the moment you step inside.

BEDROOM TWO

9'0" x 9'0" (2.74m x 2.74m)

The second bedroom, presently set up as a home office, offers plenty of flexibility—it's spacious enough to comfortably fit a double bed along with

compact storage pieces like a dresser or small wardrobe. Painted in crisp white, the walls make the room feel bright and airy, while the soft carpet adds warmth underfoot. A large UPVC double glazed window lets in lots of natural light and helps keep the space well-insulated, and a modern radiator ensures the room stays cozy year-round.

BEDROOM THREE

6'7" x 6'6" (2.01m x 1.98m)

The third bedroom is positioned at the front of the house, offering a pleasant view through its large UPVC double glazed window. This cozy room is perfectly suited for a single bed, leaving enough space for compact storage solutions or a small desk. A built-in storage cupboard provides a convenient place to tuck away belongings, while a radiator ensures the space stays warm and comfortable year-round.

FAMILY BATHROOM

6'0" x 6'2" (1.83m x 1.88m)

The family bathroom features a stylish three-piece suite, including a modern paneled bathtub fitted with an overhead shower and a clear glass screen. There's a sleek hand basin and a toilet thoughtfully

combined with built-in storage, providing both convenience and organization. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while keeping the space bright, and a radiator ensures the room stays warm and comfortable.

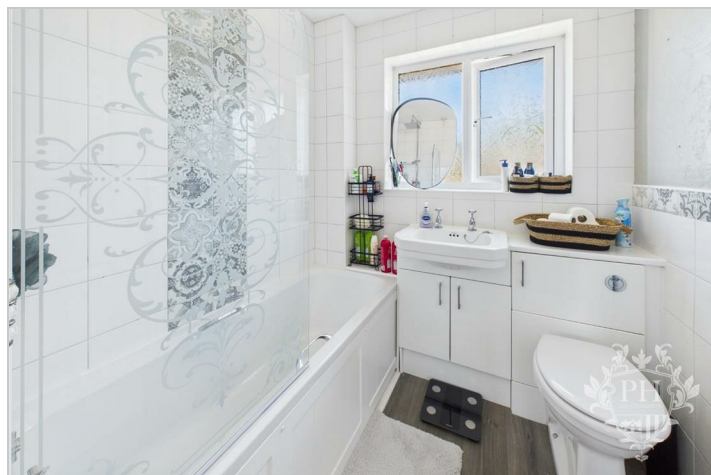
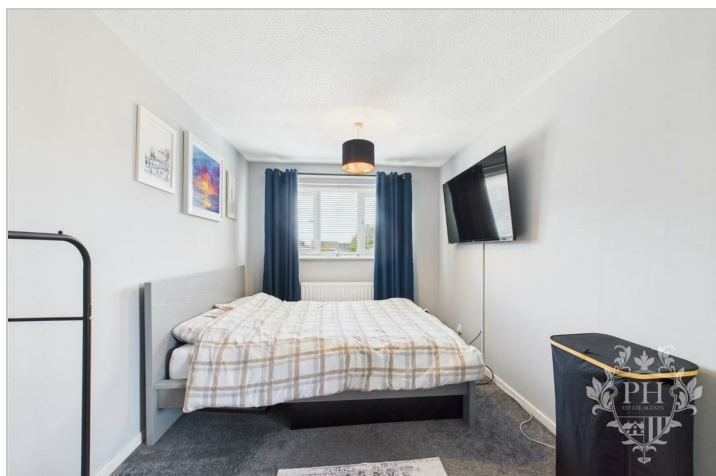
GARAGE

8'1" x 16'1" (2.46m x 4.90m)

The garage has been transformed into a fully equipped home gym, featuring modern electrical wiring and convenient double doors that allow easy access and plenty of natural light.

EXTERNAL

The property features a spacious, paved front garden, offering ample room for both parking and outdoor use. A long driveway runs along the side of the house, leading directly to a detached garage at the back. In the rear, you'll find a low-maintenance, fully paved garden with plenty of space for outdoor seating or a shed. Conveniently located, the home is just a short drive from local shops, schools, and everyday amenities, with easy access to the A174 for commuting or travel.



Road Map



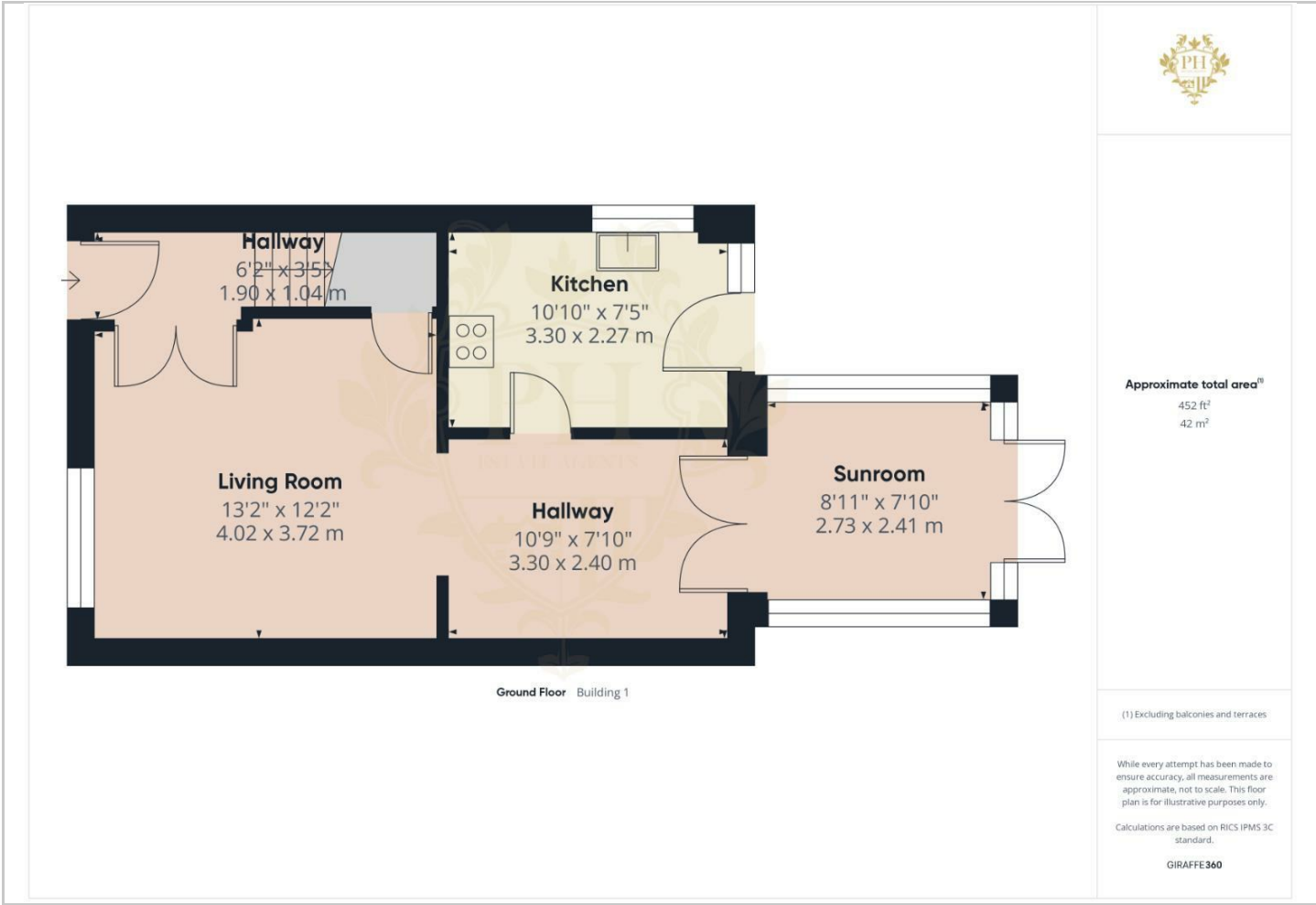
Hybrid Map



Terrain Map



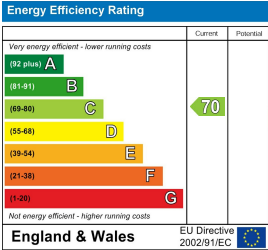
Floor Plan



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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