



27 Horse Chestnut Close

, Middlesbrough, TS8 9GH

£270,000

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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.

HALLWAY

4'3" x 12'11" (1.30m x 3.94m)

Step through the striking white composite front door and you're welcomed into a spacious, light-filled hallway that sets the tone for the rest of the home. Natural light pours in from a sleek UPVC double-glazed window positioned on the side, highlighting the crisp lines and modern white palette that runs throughout the space. From here, you can access the main reception room, the stylish kitchen and dining area, a convenient ground floor w.c., the staircase to the first floor, and a handy understair storage cupboard—each thoughtfully arranged for both comfort and function.

RECEPTION ROOM

12'9" x 11'2" (3.89m x 3.40m)

The main reception room sits at the front of the house, instantly drawing attention with its striking custom-built media wall. This centerpiece blends open shelving—perfect for displaying books, art, or keepsakes—with a sleek, high-end electric fire operated by remote control, adding both style and warmth to the space. Natural light pours in through a large UPVC double-glazed window, illuminating the crisp white walls and plush grey carpeting underfoot. A contemporary light fixture hangs overhead, casting a soft glow across the room.

KITCHEN/ DINER

17'11" x 9'3" (5.46m x 2.82m)

The kitchen diner is a bright, contemporary space designed for both style and functionality. Along the walls, you'll find a striking arrangement of light grey cabinets, drawers, and base units, all accented with sleek black handles that add a modern touch. The countertops are finished in a lighter shade, creating a pleasing contrast against the cabinetry and making the whole room feel airy and open.

This kitchen comes fully equipped with a suite of integrated appliances, including a built-in oven topped with a gas hob, dishwasher and a spacious fridge freezer — everything you need for daily living and entertaining. Natural light pours in through a large UPVC double-glazed window, while a set of French doors opens directly onto the rear garden, seamlessly connecting the indoors with the outdoors.

The dining area is thoughtfully laid out, providing ample space for a full-sized dining table. Whether you're hosting family meals or enjoying a quiet breakfast, there's plenty of room to dine comfortably and make the most of this inviting, multifunctional space.

UTILITY ROOM

7'6" x 5'3" (2.29m x 1.60m)

The utility room offers generous extra storage, featuring sleek light grey wall and base cabinets that blend style with practicality. Multiple electrical outlets are thoughtfully integrated for added convenience for both the washing machine and tumble dryer, while a modern UPVC double glazed door on the side fills the space with natural light and provides easy outdoor access.

Tel: 01642 462153

GROUND FLOOR W/C

3'0" x 5'2" (0.91m x 1.57m)

The ground floor toilet features a modern two-piece suite, consisting of a sleek low-level w.c. and a contemporary hand basin. A single radiator provides warmth, while crisp white walls create a bright, clean atmosphere. The wood-effect flooring, which seamlessly continues from the hallway, adds a touch of natural warmth and character to the space.

LANDING

3'3" x 6'10" (0.99m x 2.08m)

The first floor landing is brightened by a UPVC double glazed window on the side, allowing natural light to spill into the space throughout the day. From here, you can access three well-sized bedrooms as well as the main bathroom, making it a central hub of the home. The walls are painted a crisp, clean white, providing a fresh backdrop that makes the area feel open and inviting. Carefully selected black decorative accents—like picture frames, light fixtures, and hardware—add a touch of sophistication and give the landing a distinctly modern vibe. A staircase leads up from this area to the second floor, offering an easy route to the upper-level bedroom and tying the home's levels together seamlessly.

BEDROOM ONE

11'10" x 10'6" (3.61m x 3.20m)

The first bedroom sits at the front of the house, where sunlight spills through the windows and fills the space. There's more than enough room here for a king size bed, plus larger furniture—think dressers, wardrobes, or even a cozy reading chair. The crisp white walls add a sense of openness and calm, acting as a blank canvas for any style. Attached to the bedroom is a private ensuite bathroom, thoughtfully designed with a modern three-piece suite. It features a generous step-in shower cubicle, complete with a thermostat-controlled rainfall shower for precise temperature, a sleek hand basin, and a low-level w.c. Natural light filters softly through a frosted UPVC double-glazed window, while a radiator ensures the space stays warm and comfortable.

BEDROOM TWO

9'6" x 9'5" (2.90m x 2.87m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat with ample room for a double bed and compact storage pieces. Bright white walls reflect natural light streaming in through a modern UPVC double glazed window, creating an airy feel. A fitted radiator ensures the space stays cozy and comfortable year-round.

BEDROOM THREE

8'4" x 9'4" (2.54m x 2.84m)

The third bedroom is tucked away at the back of the house, offering a quiet and private space. Right now, it serves as a combined home office and dressing room, but it's flexible enough to suit a variety of needs. The room is spacious enough to comfortably fit a bed along with storage units or shelving, making it ideal for a guest room or creative workspace. Natural light streams in through the UPVC double glazed window, and a radiator keeps the space warm and inviting year-round.

FAMILY BATHROOM

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

The family bathroom is located on the first floor and features a modern three-piece suite. There's a deep, paneled bathtub, perfect for soaking, fitted with a sleek glass screen and an electric shower overhead for convenience. A contemporary hand basin sits nearby, paired with a low-level toilet. The room is finished with a tasteful partial tile surround that adds texture and interest to the crisp white walls. Natural light filters in through a UPVC double-glazed frosted window, offering both privacy and brightness. A radiator ensures the space stays warm and comfortable throughout the year.

SECOND FLOOR LANDING

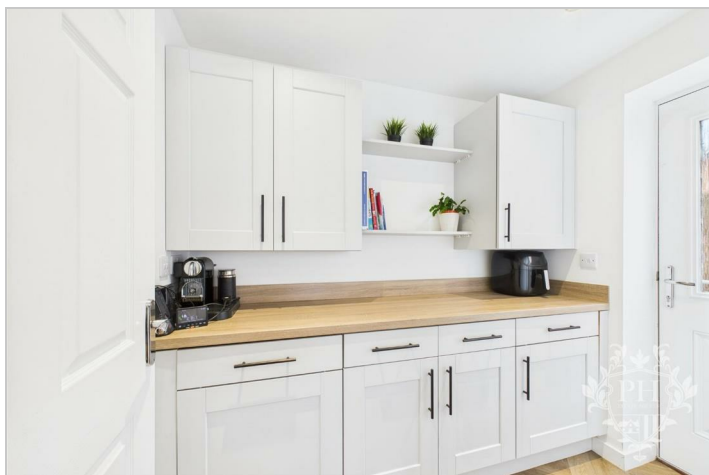
3'9" x 2'7" (1.14m x 0.79m)

The landing on the second floor opens up to the spacious main fourth bedroom, offering a sense of privacy and separation from the rest of the home. A large UPVC double glazed window to the side lets in plenty of natural light, brightening the space and providing a pleasant view outside.

FOURTH BEDROOM

11'2" x 13'9" (3.40m x 4.19m)

The fourth bedroom sits quietly on the second floor, offering enough space to comfortably fit a king-size bed and generous storage units. Natural light spills in from two skylight windows—one facing the front, the other at the rear—creating a bright and airy atmosphere throughout the day. There's a built-in storage cupboard neatly tucked away, and the room features its own private en-suite bathroom. Inside the en-suite, you'll find a modern three-piece suite: a step-in shower cubicle with a sleek thermostat-controlled shower, a stylish hand basin, and a low-level toilet. Another skylight window brings in more daylight, and a chrome towel warmer adds a touch of luxury, making the space both practical and inviting.



Road Map



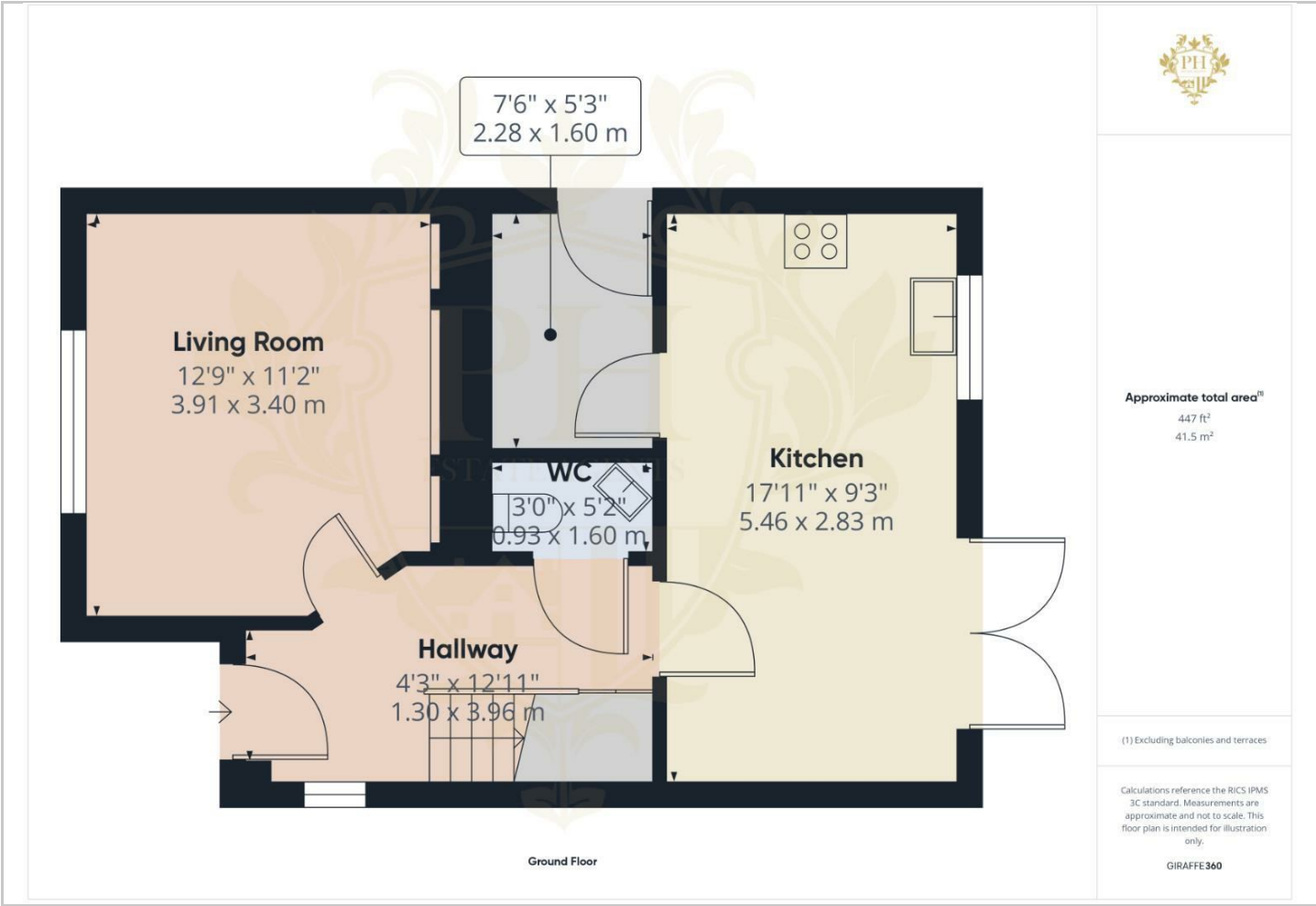
Hybrid Map



Terrain Map



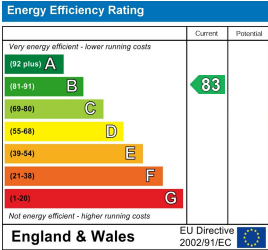
Floor Plan



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.