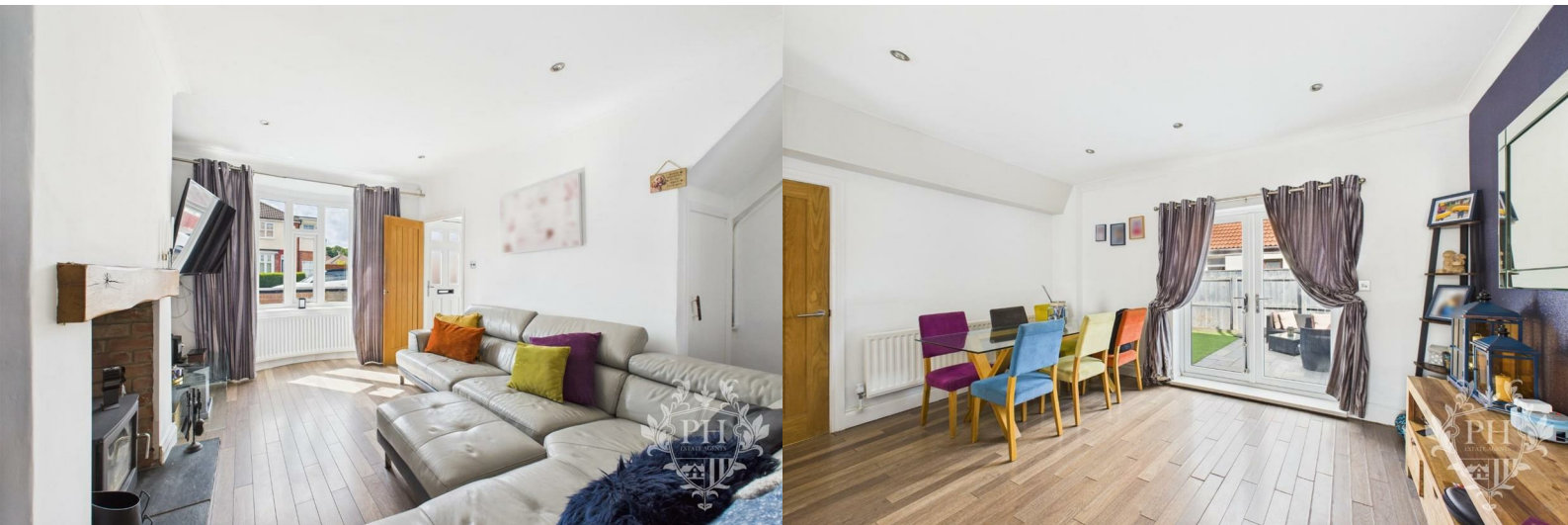




## 8 The Link

, Middlesbrough, TS3 0NJ

£165,000



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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

2'11" x 3'8" (0.89m x 1.12m)

Step through the sleek black composite door and into an entrance hall, where natural light spills across generous floorspace. This welcoming foyer seamlessly connects you to the inviting reception and dining area, while a staircase beckons you toward the first floor.

## RECEPTION/ DINING ROOM

14'7" x 23'10" (4.45m x 7.26m)

At the front of the room, you'll find a welcoming reception area, spacious enough for a generous L-shaped sofa and multiple storage units without feeling crowded. A large UPVC double-glazed bay window lets in plenty of natural light, highlighting the room's focal point: a striking brick fire surround with a cozy log burner, perfect for relaxing evenings. There's also a radiator beneath the window, ensuring the space stays warm and comfortable. Toward the back, the room opens up into an expansive dining area, easily accommodating a full-sized dining table and additional storage. Elegant French doors lead out to the rear garden, creating a seamless flow between indoor and outdoor living, while a separate door provides access to the kitchen for added convenience.

## KITCHEN

12'0" x 13'9" (3.66m x 4.19m)

The kitchen features a stunning selection of high-gloss cream cabinets, including wall-mounted units, spacious base cupboards, and sleek drawers, all designed to maximize storage and create a modern, airy feel. A large island sits at the heart of the room, offering additional workspace and a natural gathering spot for family and friends. Integrated appliances are seamlessly built into the cabinetry, maintaining clean lines and a clutter-free look. Natural light pours in through a UPVC double-glazed window set into the side wall, illuminating the space and highlighting an eye-catching exposed brick feature wall that adds warmth and character. From the kitchen, you can easily access both the inviting snug and a dedicated home office, making this space as practical as it is stylish.

## SNUG

12'0" x 6'0" (3.66m x 1.83m)

The snug, reached directly from the kitchen, sits at the front of the house and offers a cozy, welcoming atmosphere. Sunlight spills in through a UPVC double glazed window, brightening the space where children's toys and games are neatly arranged. A radiator keeps the room warm, making it an inviting spot that's currently enjoyed as a playroom.

## OFFICE

4'0" x 8'11" (1.22m x 2.72m)

The home office sits just off the kitchen, offering a comfortable nook with plenty of room for a full desk and chair, so you can set up your workspace without feeling cramped. Natural light pours in through a UPVC double-glazed window, making the space bright and inviting throughout the day, while a radiator keeps things cozy when the weather turns cool. For added convenience, the office provides direct access to

Tel: 01642 462153



the ground floor w.c., perfect for quick breaks. A UPVC door at the back of the room opens straight out to the rear garden, so you can step outside for fresh air or a moment of quiet whenever you need it.

#### GROUND FLOOR W/C

37" x 71" (1.09m x 2.16m)

The ground floor w.c features a practical, space-saving design with a modern combination toilet and an integrated sink mounted directly above the cistern. A sleek chrome towel warmer is mounted on the wall, providing both warmth and a touch of contemporary style. Natural light filters in through a small, frosted UPVC double-glazed window, ensuring privacy while brightening the room.

#### LANDING

10'0" x 2'7" (3.05m x 0.79m)

At the top of the staircase, the first floor landing opens up, guiding you toward four generously sized bedrooms, a spacious family bathroom, and access to the loft. The landing itself is finished with plush carpeting underfoot and painted walls, creating a warm and inviting space that ties the upper level together.

#### BEDROOM ONE

11'6" x 12'8" (3.51m x 3.86m)

The main bedroom is generously sized, easily accommodating a king-size bed along with substantial storage units, while still leaving plenty of room to move around comfortably. Natural light floods the space through a large UPVC double-glazed window at the front, creating a bright and inviting atmosphere. Off the main area, you'll find a spacious walk-in wardrobe featuring built-in shelving that makes organization effortless, as well as its own UPVC double-glazed window, keeping the space light and airy.

Adjoining the bedroom is a private en-suite bathroom, thoughtfully designed with a modern three-piece suite. This includes a sleek low-level toilet, a contemporary hand basin, and a glass-fronted shower cubicle fitted with a thermostat-controlled shower for precise temperature adjustment. The en-suite also features a UPVC double-glazed frosted window, allowing for privacy without sacrificing daylight, and is finished with stylish tile surrounds that add a polished touch to the room.

#### BEDROOM TWO

7'6" x 10'0" (2.29m x 3.05m)

The second bedroom is located at the back of the house, offering a cozy space that

comfortably fits a small double bed. There are compact storage units for your essentials, and a UPVC double glazed window lets in plenty of natural light while keeping the room warm and quiet. A radiator is positioned beneath the window to ensure the space stays comfortable year-round.

#### BEDROOM THREE

5'11" x 11'11" (1.80m x 3.63m)

The third bedroom sits at the front of the property, catching the natural light that streams in through a large UPVC double glazed window. The space is just right for a small double bed, with room left over for compact storage units along the walls. A modern radiator keeps the room comfortable year-round, making it a cozy and practical retreat.

#### BEDROOM FOUR

7'6" x 8'8" (2.29m x 2.64m)

The fourth bedroom sits at the front of the house, offering a cozy retreat that's just right for a child. While it's compact, there's enough room for a single bed and a few smaller storage pieces—think a toy chest, a slim wardrobe, or a bookshelf for bedtime stories. Sunlight filters in through a UPVC double glazed window, brightening the space and making it feel warm and inviting. A radiator keeps the room comfortable all year round, making it a perfect spot for play, sleep, and quiet moments.

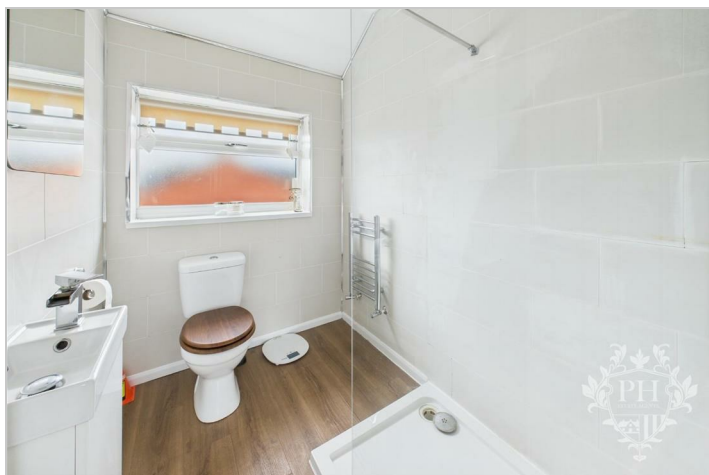
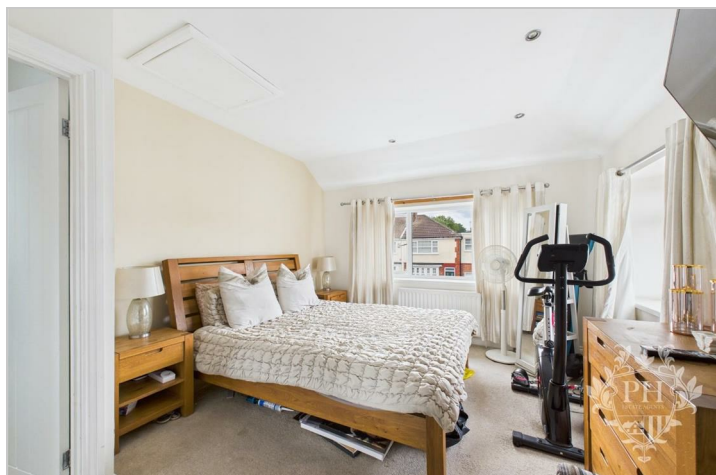
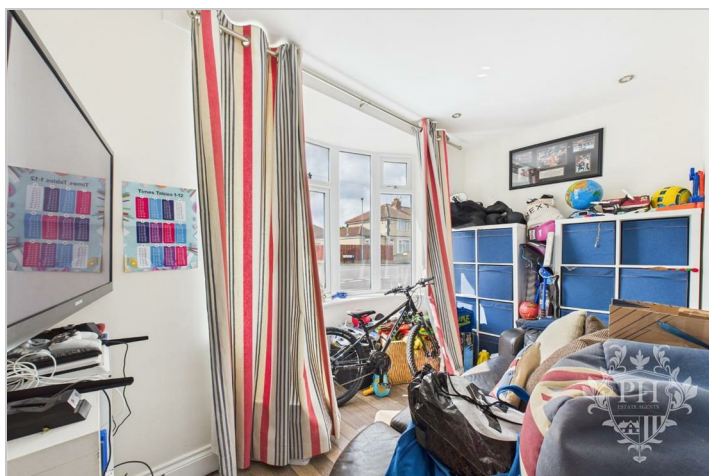
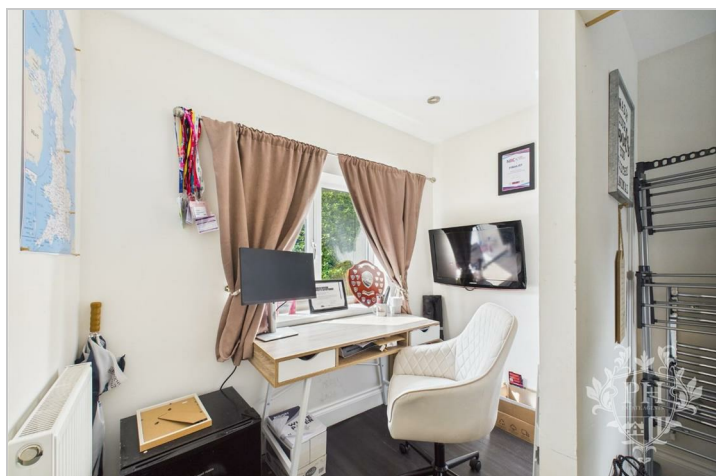
#### FAMILY BATHROOM

5'10" x 7'1" (1.78m x 2.16m)

The family bathroom features a well-appointed three-piece suite, offering a spacious paneled bathtub fitted with a convenient thermostat-controlled shower for comfortable bathing. A modern hand basin sits atop built-in storage, providing a tidy solution for toiletries and essentials, while the low-level W.C. blends seamlessly with the room's design. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy without sacrificing brightness. The space is kept cozy by a wall-mounted radiator, and the walls are finished with elegant tiling that adds both style and practicality.

#### EXTERNAL

The front garden of the property has been thoughtfully transformed into a convenient off-street parking area, bordered by a sturdy brick wall that provides both security and a classic look. At the back, you'll find a low-maintenance garden designed for easy upkeep, featuring astro-turf and enclosed by fencing for added privacy. The location is ideal for families and professionals alike, with local amenities, schools, the hospital, and quick access to the A174 all just a short drive away.



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.