



PH ESTATE AGENTS



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Offers In The Region Of £199,950



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ENTRANCE

8'10" x 3'6" (2.69m x 1.07m)

Step inside through a sturdy UPVC double glazed door, leaving the front garden behind as you enter a spacious, welcoming hallway. This generous entrance area offers immediate access to both the main reception room and the kitchen, inviting you further into the heart of the home.

RECEPTION ROOM

11'8" x 17'6" (3.56m x 5.33m)

The reception room sits at the front of the property, offering an impressive sense of space that immediately feels welcoming. Two UPVC double glazed windows—one facing the front and the other set to the side—flood the room with natural light throughout the day, enhancing its airy atmosphere. With its generous proportions, the room easily accommodates both a full living area and a dining set, making it perfect for relaxing or entertaining guests. From here, you'll find direct access to the central hallway, seamlessly connecting this space to the rest of the home.

KITCHEN

8'11" x 13'8" (2.72m x 4.17m)

The kitchen, while ready for an update, features a generous selection of wall-mounted cupboards, base cabinets, and spacious drawers that offer ample storage for all your essentials. There's plenty of space to accommodate free-standing appliances, allowing for flexible layout options. Natural light fills the room through a UPVC double glazed window, while a matching UPVC double glazed door leads out to the side of the property, making both everyday access and ventilation easy and convenient.

HALLWAY

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

The central hallway gains access to the properties three bedrooms, toilet, bathroom and loft space.

BEDROOM ONE

11'6" x 12'0" (3.51m x 3.66m)

Tucked away at the back of the house, the first bedroom offers a peaceful retreat with enough room to comfortably fit a double bed. Built-in wardrobes line the walls, providing plenty of storage without sacrificing style. From here, a door opens directly into the sunroom, inviting in soft natural light and creating an effortless flow between indoor comfort and outdoor relaxation.

SUNROOM

10'4" x 6'5" (3.15m x 1.96m)

The sunroom, accessible through the rear bedroom, offers a cozy retreat large enough for a two-seater sofa. Surrounded by floor-to-ceiling UPVC double-glazed windows, this bright space is filled with natural light throughout the day. A matching UPVC double-glazed door opens directly onto the garden, seamlessly blending the indoor comfort with the beauty of the outdoors.

BEDROOM TWO

9'0" x 13'3" (2.74m x 4.04m)

The second bedroom is situated at the back of the property, offering a quiet and private retreat. There's ample space to comfortably fit a double bed along with larger wardrobes or storage units, making it ideal for anyone who values both comfort and practicality. A UPVC double glazed window lets in plenty of natural light while helping to keep the room well-insulated and peaceful.

BEDROOM THREE

8'6" x 9'4" (2.59m x 2.84m)

The third bedroom is presently being used as a dining room, but it can effortlessly be converted back into a bedroom. This versatile space is large enough to accommodate a single bed along with more substantial storage units, such as a dresser or wardrobe. A UPVC double glazed window on the side of the property fills the room with natural light while also providing excellent insulation and soundproofing, making it a comfortable and practical living area.

TOILET

5'10" x 2'7" (1.78m x 0.79m)

In this property, the toilet is located in its own separate room, distinct from the main bathroom. The space features a frosted UPVC double glazed window, which allows natural light to filter in while maintaining privacy.

BATHROOM

5'9" x 4'11" (1.75m x 1.50m)

The bathroom features a two-piece suite, including a generously sized paneled bathtub fitted with a thermostatic shower for precise temperature control. A hand basin sits nearby, while a frosted UPVC double-glazed window lets in natural light without sacrificing privacy. The window is framed by tiling that adds a clean, polished finish to the space.

LOFT SPACE

8'11" x 20'3" (2.72m x 6.17m)

The loft is reached via convenient pull-down ladders, revealing a spacious, fully boarded area that's ideal for storing everything from seasonal decorations to bulky suitcases. Thoughtfully finished, the space also offers easy access to the eaves, making it simple to tuck away items of all shapes and sizes.

EXTERNAL

The property features a welcoming front garden, carefully landscaped with a lush green lawn, vibrant flowerbeds, and a charming dwarf wall that adds both character and privacy. A spacious driveway curves gracefully along the side of the house, providing easy access to a single garage tucked away towards the rear. Step into the expansive back garden and you'll find plenty of space to relax or entertain, with two generous patio areas perfect for outdoor dining or gatherings, a well-maintained greenhouse for

gardening enthusiasts, and a sweeping lawn ideal for play or quiet afternoons in the sun. Conveniently located, the home is just a short drive from a range of local shops, amenities, and well-regarded schools, making it a practical choice for families.

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.



Road Map



Hybrid Map



Terrain Map



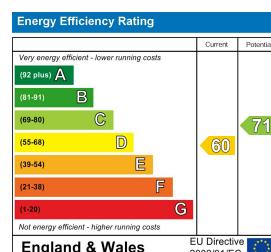
Floor Plan



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.