

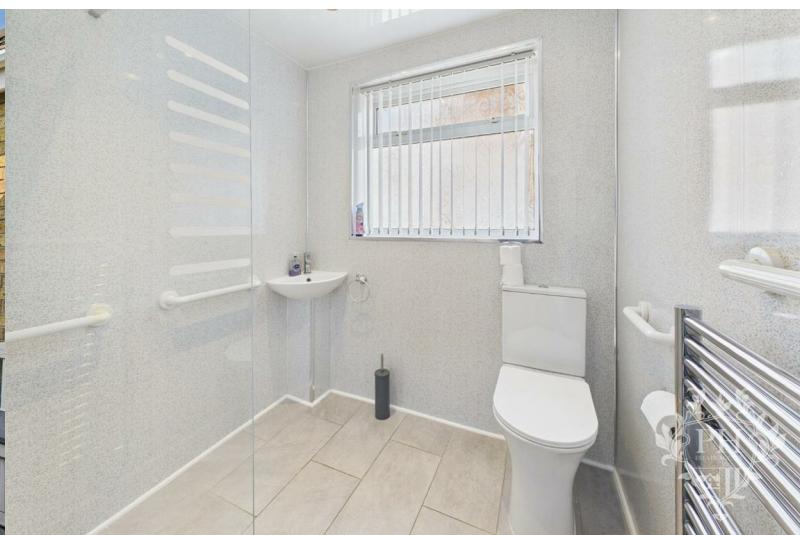


PH ESTATE AGENTS



22 Dorman Road
, Middlesbrough, TS6 9LT

£149,950



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HALLWAY

3'11" x 9'6" (1.19m x 2.90m)

Step inside through a crisp white UPVC double-glazed door positioned on the side of the house, and you're greeted by a sunlit hallway that immediately feels inviting. This bright passageway leads you effortlessly to the spacious main reception room, a modern kitchen, a sleek shower room, and two cozy bedrooms. Along one wall, the electrical switchboard is neatly tucked away, while soft carpeting underfoot adds a touch of warmth and comfort as you move through the space.

RECEPTION ROOM

15'2" x 11'7" (4.62m x 3.53m)

The reception room stretches generously, offering ample space to comfortably fit both living and dining areas. Sunlight pours in through a wide UPVC double-glazed window, casting a warm glow across the room. A classic radiator keeps the space cozy, while a charming fire surround frames a traditional coal fire nestled below, adding a touch of timeless character and inviting warmth.

KITCHEN

12'7" x 8'11" (3.84m x 2.72m)

The kitchen features a charming collection of light wood cabinets, including wall-mounted units, base cupboards, and drawers, all topped with pale work surfaces that create a soft contrast. There's generous room set aside for freestanding appliances, making the space both practical and inviting. Natural light pours in through a UPVC double-glazed door that opens out to the rear garden, while an additional UPVC double-glazed window on the side fills the room with daylight and offers a pleasant view.

BEDROOM ONE

12'5" x 11'9" (3.78m x 3.58m)

Tucked at the back of the house, the first bedroom offers ample space to comfortably fit a double bed along with extra storage furniture. Sunlight filters through a UPVC double-glazed window, brightening the room and highlighting the built-in overhead storage that adds clever, out-of-the-way space. A radiator ensures warmth, while soft carpeting underfoot completes the inviting feel of this cozy retreat.

BEDROOM TWO

9'7" x 9'0" (2.92m x 2.74m)

The second bedroom, positioned at the front of the house, breaks away from the usual cramped, boxy layout. It comfortably accommodates a single bed alongside roomy storage units, all without feeling tight or overcrowded. Natural light pours in through a sturdy UPVC double-glazed window, while a radiator keeps the space warm and cozy. Soft carpeting underfoot adds a touch of comfort, making it a pleasant and inviting room.

SHOWER ROOM

6'4" x 5'6" (1.93m x 1.68m)

The shower room is a sleek, contemporary wet room featuring smooth, modern tiled floors designed to channel water efficiently toward a discreet drain. A large glass screen encloses the space, creating an open yet protected shower area. Nestled in the corner, a stylish hand basin complements the low-level toilet, both framed by a tasteful cladding wall and ceiling that add texture and warmth. Natural light filters softly through a UPVC double-glazed frosted window, ensuring privacy while brightening the room. A precise thermostat-controlled shower completes the setup, offering comfort and convenience at every use.

EXTERNAL

The property features a spacious front garden paved with stamped concrete, providing ample room for parking. This area is enclosed by a sturdy brick wall, enhancing both privacy and curb appeal. A driveway runs alongside the house, leading directly to a detached single garage at the rear. The backyard offers a low-maintenance retreat, mostly covered with smooth pebbles and complemented by a cozy patio area ideal for outdoor seating and relaxing. Conveniently located, the home is just a short walk or quick drive from local shops, schools, and key transport routes, making daily errands and commuting effortless.

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



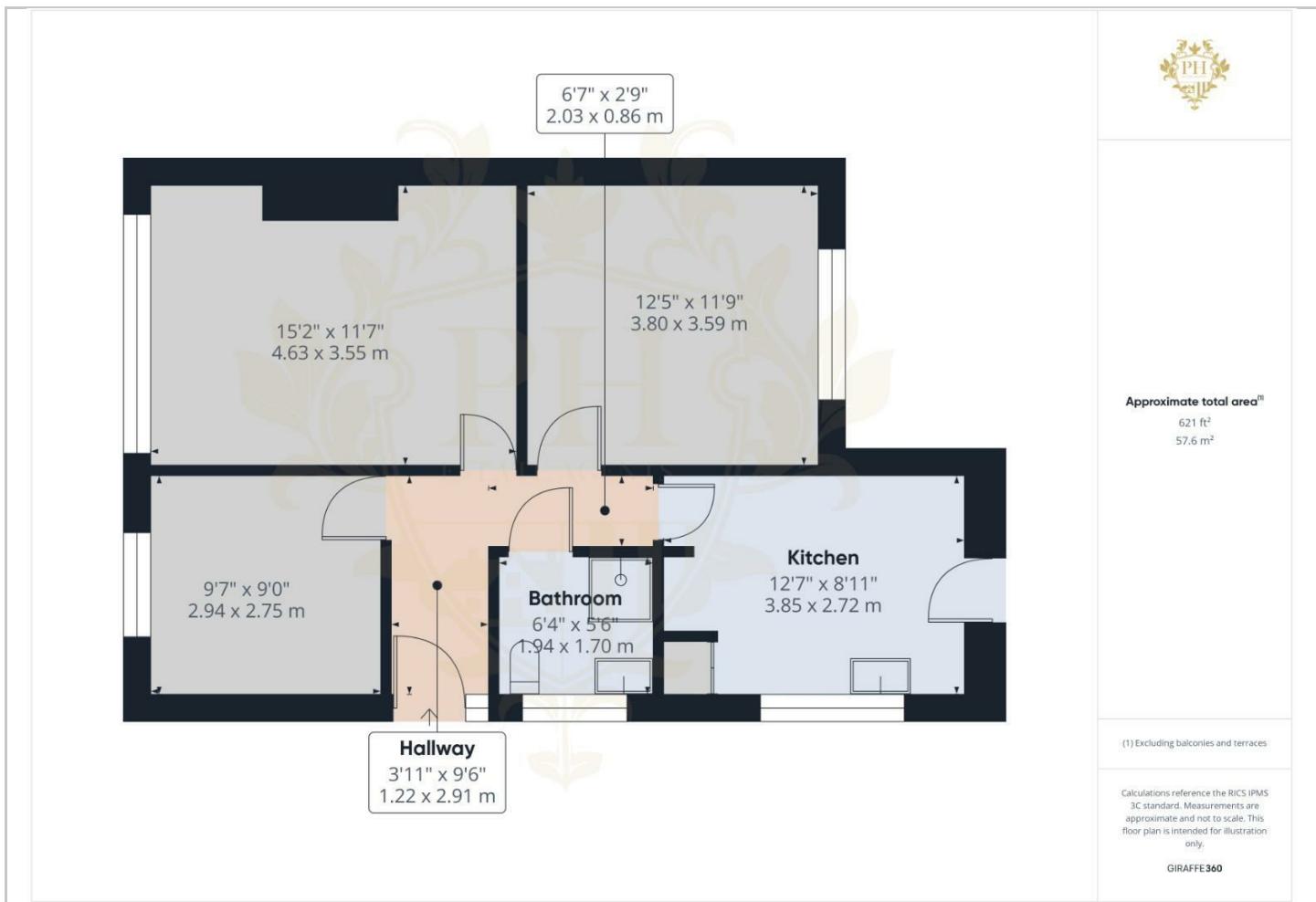
Hybrid Map



Terrain Map



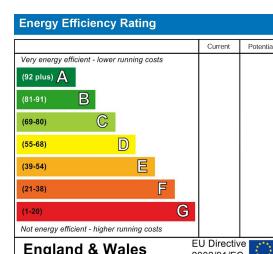
Floor Plan



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.