

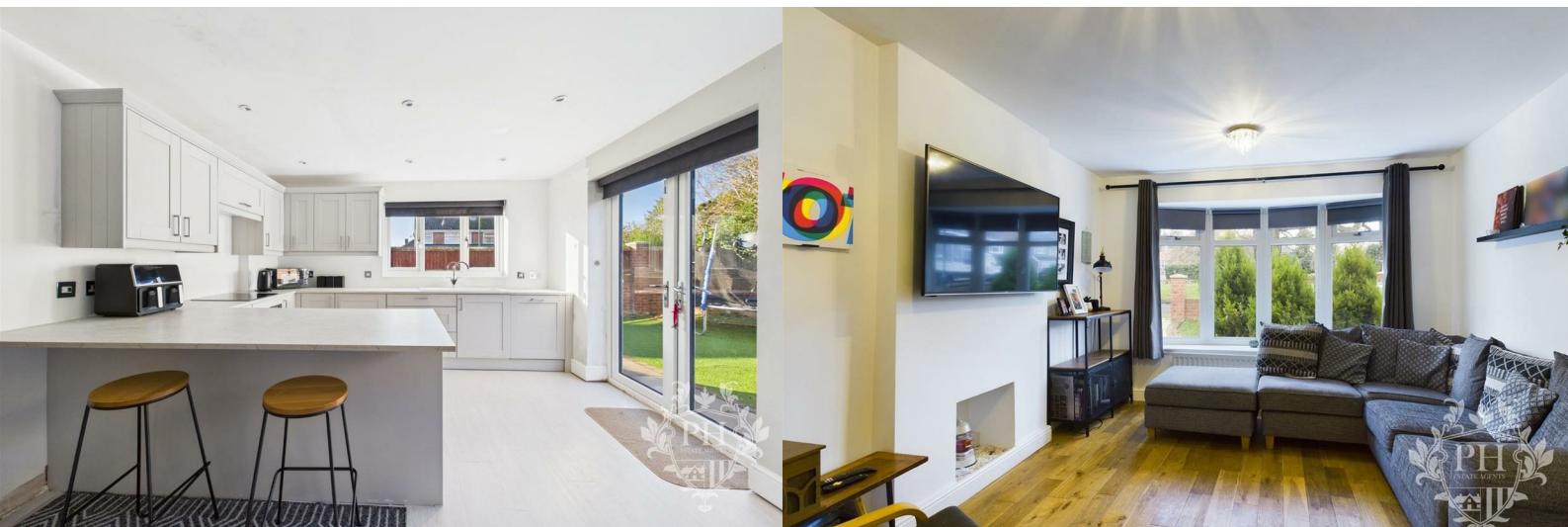


PH ESTATE AGENTS



6 Smiths Dock Park Road , Middlesbrough, TS6 0JN

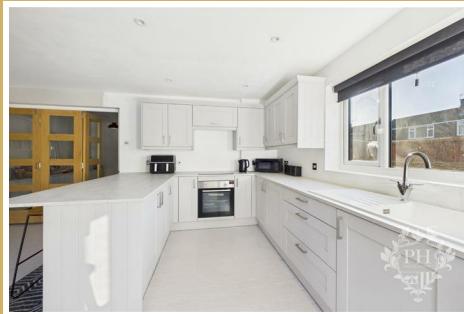
Offers In The Region Of £245,000



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HALLWAY

Leading in from the black composite door is this bright hallway which features grey carpet, radiator and gains access to the reception room, ground floor w/c & first floor.

GROUND FLOOR W/C

This property benefits from a large downstairs W/C featuring stylish floor to ceiling tiles with a chrome trim which can be easily cleaned. The vendor has made sure that the light is not lost by choosing a white two piece bathroom suite which includes a toilet, hand basin with built-in utility unit and chrome towel warmer.

RECEPTION ROOM

The reception room is the perfect family space & features a large double glazed bay window which looks onto the side aspect of the property with a large radiator below. This room will immediately make you want to sit back and relax with a feature TV surround & modern double doors which are able to be closed off from the open plan kitchen.

DINING ROOM

The dining room is situated between the reception room and open plan kitchen and also gains access to the utility room. This room features a large radiator, wood flooring and comfortably fits a large dining room table and chairs for those special family occasions.

UTILITY ROOM

The utility room is set from the dining room and provides extra storage units with additional space for a washing machine & dryer with a double glazed UPVC window to the side aspect of the property

OPEN PLAN KITCHEN/ DINING AREA

The kitchen compromises a large modern open plan kitchen, a variety of cream cupboards and drawer units with stylish chrome handles, dark speckle worktops. The kitchen has a fantastic range of integrated appliances such as electric hob, stainless steel oven with extractor fan & wine cooler. The room provides you with the space to cook up that family meal and benefits from the dining area enabling you to socialise with ease. You gain natural light from the Double glazed UPVC Window and French doors which look onto the large landscaped rear garden.

LANDING

Leading up from a modern glass staircase is a long modern hallway which gains access to the four bedrooms, family bathroom and loft space.

BEDROOM ONE

The master bedroom is situated at the rear of the property with a large UPVC double glazed window, T.V. point, radiator, door to en suite with access to its very own walk-in wardrobe! This room offers everything anyone would need with the space that is provided and would comfortably fit a king size bed with room to spare.

EN-SUITE

The master bedroom en-suite comprises a double step in shower cubicle, pedestal hand basin, low level w/c, part tiled walls, extractor fan, radiator & double glazed frosted window.

WALK IN WARDROBE

The walk in wardrobe offers fantastic storage units with the ability to organise all of your belongings, whilst featuring a frosted UPVC double glazed window and carpet.

BEDROOM TWO

This two bedroom is a large double located at the front of the property, featuring UPVC double glazed window and radiator with space for storage.

BEDROOM THREE

The third bedroom is situated to the rear of the property and would make the perfect guest bedroom, providing space for a double bed and storage units with a large UPVC window to gain natural light.

BEDROOM FOUR

The fourth bedroom is situated to the front of the property and would make the perfect guest bedroom, providing space for a single bed and storage units with a large UPVC window to gain natural light.

FAMILY BATHROOM

This large stylish family bathroom comprises; a white panelled spa bath with over head shower, pedestal wash hand basin with built-in storage & low level w/c. The room is bright and airy and benefits from cream modern tiled wall with floor tiles to match, extractor fan, chrome towel warmer & double glazed window.

EXTERNAL

The external space to this property is fantastic and features a low maintenance enclosed garden and drive, garage and wrap large rear garden with endless potential.

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



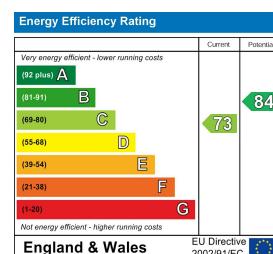
Floor Plan



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.