



## 28 Camden Street , Middlesbrough, TS1 2EG

£60,000



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## HALLWAY

12'0" x 2'10" (3.66m x 0.86m)

Step in from the street and you're greeted by a sunlit hallway, where natural light spills across the floors. From here, doors open into the welcoming reception room and the inviting dining area, while a staircase leads you smoothly to the first floor above.

## RECEPTION ROOM

12'9" x 12'0" (3.89m x 3.66m )

The reception room sits at the front of the property, filled with natural light from a broad window that looks out over the street. There's ample floor space for a comfortable two-piece suite, with room left over for extra storage units or shelving. A radiator beneath the window keeps the room warm and inviting, making it a welcoming spot to relax or entertain guests.

## DINING ROOM

11'11" x 12'0" (3.63m x 3.66m)

The dining room sits at the back of the house, offering a versatile space that could easily serve as a cozy second lounge or a traditional area for family meals around a dining table. Light streams in through the window, and the room is kept warm by a fitted radiator. From here, you can head straight into the kitchen or take the stairs up to the first floor, making it a convenient hub at the heart of the home.

## KITCHEN

11'10" x 5'7" (3.61m x 1.70m )

The kitchen is designed in a galley style, featuring light-colored cabinets and drawers that run along both sides, complemented by rich, dark countertops. There's ample room for your choice of free-standing appliances, and a window lets in natural light, creating a bright and inviting atmosphere.

## BATHROOM

5'6" x 5'7" (1.68m x 1.70m)

The bathroom sits conveniently on the ground floor, featuring a classic three-piece suite. There's a deep paneled bathtub fitted with versatile shower attachments, perfect for both quick rinses and long soaks. A hand basin offers plenty of space for daily routines, while the low-level w.c. blends in subtly with the room's layout. Natural light filters in through a frosted window, providing privacy without sacrificing brightness, and a radiator keeps the space warm and comfortable year-round.

## BEDROOM ONE

11'4" x 12'5" (3.45m x 3.78m)

The first bedroom overlooks the front of the property, welcoming in natural light through a generously sized window. Spacious enough for a double bed and substantial storage pieces, the room feels open and inviting. A built-in cupboard offers convenient storage, while a radiator ensures the space stays comfortable year-round.

## BEDROOM TWO

9'0" x 12'3" (2.74m x 3.73m )

Tucked away at the back of the home, the second bedroom offers a peaceful retreat, easily accommodating a double bed along with generous storage options such as wardrobes or dressers. Natural light streams in through the window, while a radiator ensures the space stays warm and comfortable year-round.

## EXTERNAL

This property features convenient on-street parking at the front and a secure, enclosed rear yard—ideal for relaxing outdoors or storing bikes and equipment. Located just a short walk from Middlesbrough town centre and Teesside University, it offers easy access to shops, cafes, and campus facilities.

## 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

Tel: 01642 462153

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.

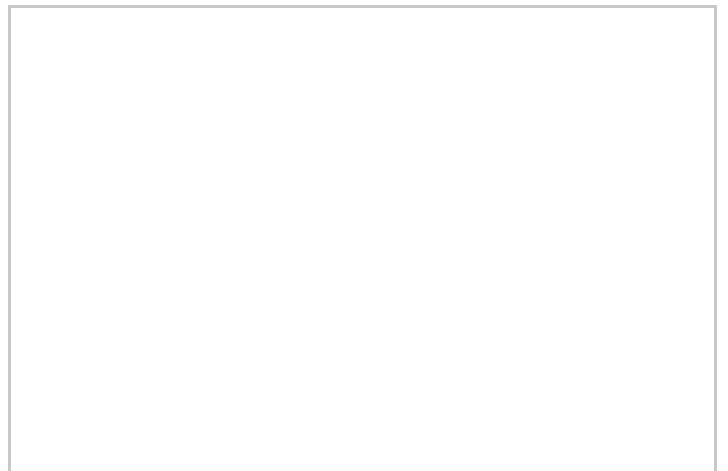
#### Terms & Conditions / Disclaimers

- 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.



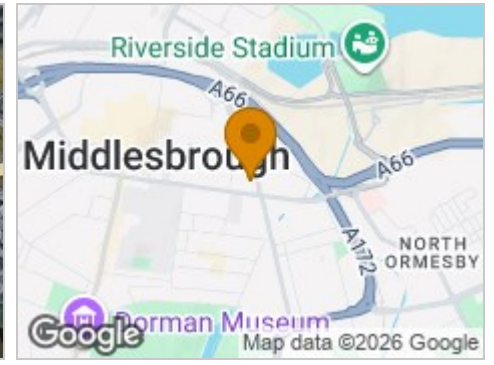
## Road Map



## Hybrid Map



## Terrain Map



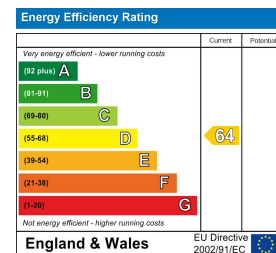
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.