PH ESTATE AGENTS



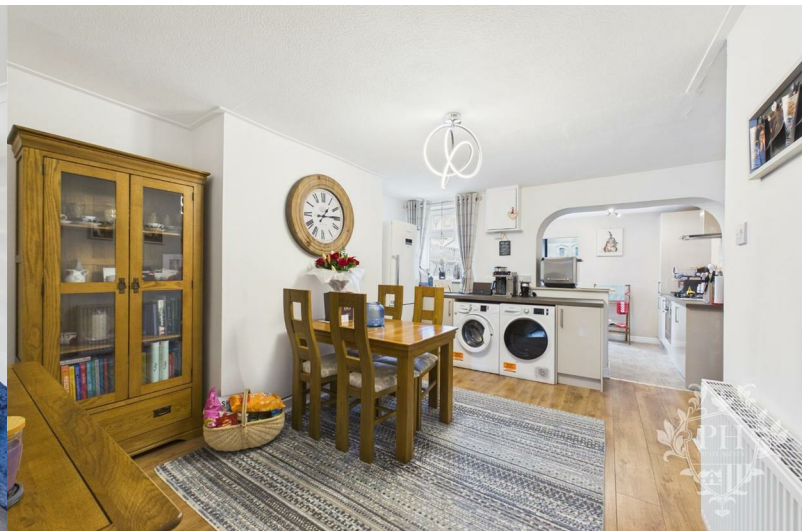
6 Old Row

, Middlesbrough, TS6 9JX

Offers Over £105,000

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ENTRANCE

3'11" x 2'8" (1.19m x 0.81m)

Step through the striking blue composite door and you'll find yourself in a cozy entryway—just the right spot to hang up your coat and shake off the outside. From here, an interior door leads you straight into the main reception room, setting the stage for the rest of the home.

RECEPTION ROOM

13'9" x 14'10" (4.19m x 4.52m)

The reception room sits at the front of the property, welcoming you with a bright UPVC double glazed window that lets in plenty of natural light. There's ample room for a comfortable two-piece suite, perfect for relaxing or entertaining guests, as well as space for extra storage units to keep everything tidy. A classic fire surround with a working fire creates a cozy focal point, while the soft carpet underfoot adds warmth and comfort. From here, you can step directly into the spacious dining area, making it easy to move from relaxation to dinner with friends or family.

DINING AREA

10'9" x 14'10" (3.28m x 4.52m)

At the heart of the home, the dining area unfolds just beyond the reception room, offering a welcoming space perfect for gatherings. There's ample room here for a generous dining table—ideal for family meals or hosting friends—as well as extra storage units for dishes, glassware, or linens. Natural light streams in through a UPVC double glazed window, creating a bright and comfortable atmosphere. The room is fitted with a radiator to keep things cozy and features a handy understair cupboard for stowing away household essentials. From this central spot, you'll find direct access to both the main kitchen and the staircase leading to the upper floor, making it a true hub of daily life.

KITCHEN

8'4" x 7'3" (2.54m x 2.21m)

The kitchen has been thoughtfully renovated, featuring a generous selection of sleek, light-colored wall cabinets, base units, and deep drawers that brighten the entire space. Rich, dark countertops run the length of the cabinetry, creating a striking visual contrast and a modern feel. At the heart of the kitchen sits a built-in electric oven paired with a gas hob, complete with a stainless steel extractor fan overhead—perfect for both everyday meals and more ambitious cooking projects. The layout opens gracefully into the dining area, where you'll find additional storage units and plenty of room for free-standing appliances. A large UPVC double glazed window and matching door flood the space with natural light while offering direct access to the rear yard, making indoor-outdoor living a breeze. There's also a convenient doorway leading from the kitchen to the ground floor bathroom, ensuring both practicality and ease of movement throughout the home.

GROUND FLOOR W.C

4'10" x 6'2" (1.47m x 1.88m)

The ground floor bathroom features a stylish three-piece suite, centered around an L-shaped bath fitted with a thermostatic shower and a sleek glass screen that keeps water contained while adding a modern touch. A contemporary hand basin sits atop built-in storage, offering both practicality and a clean look, while the low level w.c. blends in seamlessly with the room's design. The walls are finished with elegant tiles that wrap around the space, and a polished chrome radiator provides both warmth and a hint of luxury. Natural light filters softly through a frosted UPVC double glazed window, ensuring privacy without sacrificing brightness.

LANDING

13'5" x 3'1" (4.09m x 0.94m)

As you reach the top of the stairs, the landing unfolds in two parts. To your right, a doorway invites you into the main bedroom, offering a sense of privacy and comfort. If you continue forward, passing through another door straight ahead, you'll step into the larger landing area, where you'll find access to two additional bedrooms, each tucked away and waiting to be explored.

BEDROOM ONE

10'1" x 15'2" (3.07m x 4.62m)

Tucked away at the back of the property, the first bedroom offers a peaceful retreat, easily accommodating a double bed along with extra storage furniture without feeling cramped. Natural light fills the space through a large UPVC double glazed window, casting a soft glow across the plush carpeting. There's also a handy built-in cupboard cleverly positioned over the stairs—perfect for tucking away linens, seasonal clothes, or anything you want out of sight but within easy reach.

BEDROOM TWO

6'9" x 11'5" (2.06m x 3.48m)

The second bedroom overlooks the front of the house, offering a bright and welcoming space. It easily accommodates a single bed, with plenty of room left over for extra storage. A large UPVC double glazed window lets in natural light while keeping things quiet and cozy, and the soft carpet underfoot adds a touch of comfort. There's also a radiator to keep the room warm through the colder months.

BEDROOM THREE

6'9" x 11'8" (2.06m x 3.56m)

The third bedroom sits at the front of the house, its window catching the morning light. At the moment, it serves as a combined storage and dressing area, but there's easily enough space to fit a single bed along with extra storage furniture. The room features a modern UPVC double glazed window that keeps things quiet and cozy, a radiator to keep you warm, and a built-in wardrobe tucked neatly against one wall, providing convenient storage without crowding the space.

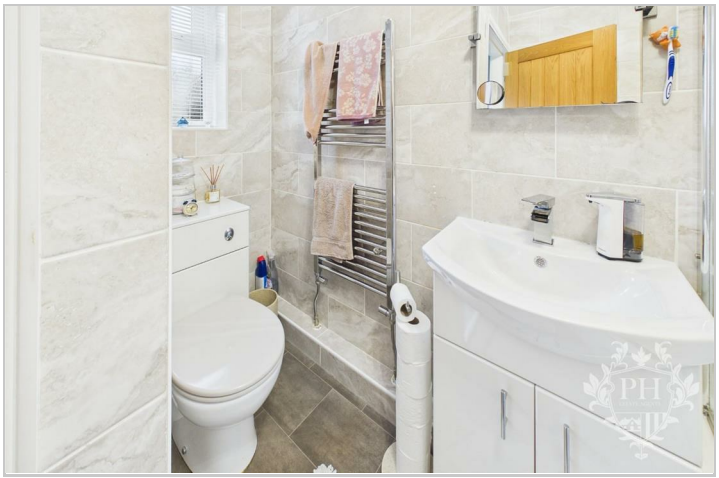
EXTENRAL

This property features convenient on-street parking and a secure, private rear yard—ideal for relaxing or storing outdoor items safely. Located just a few minutes' walk from local shops, cafes, and other amenities, it's perfectly positioned for everyday needs. For those commuting, quick access to the A174 means getting in and out of town is fast and hassle-free.

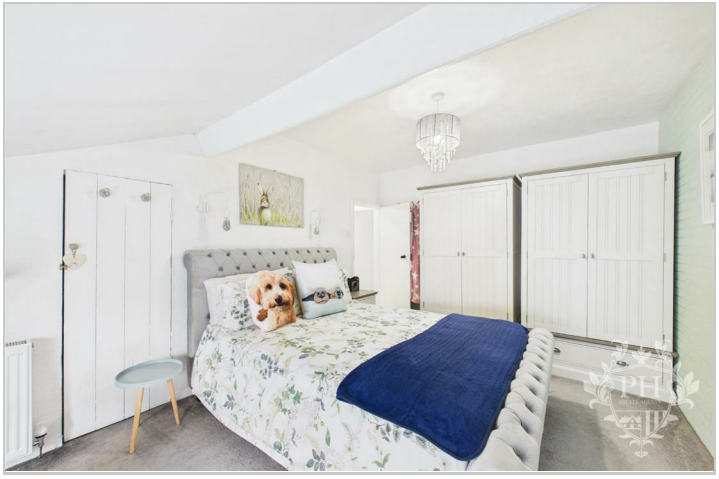
IMPORTANT INFORMATION

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.

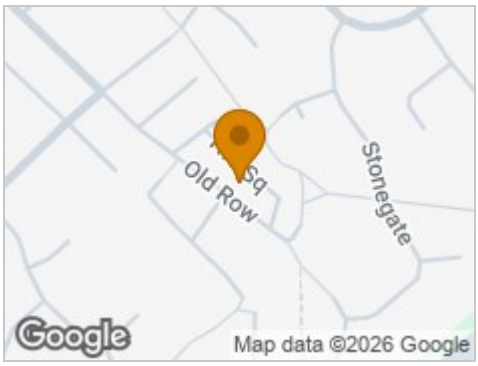








Road Map



Hybrid Map



Terrain Map



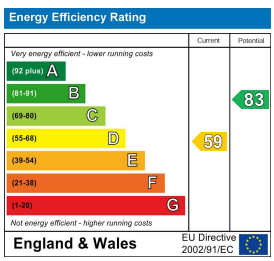
Floor Plan



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



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