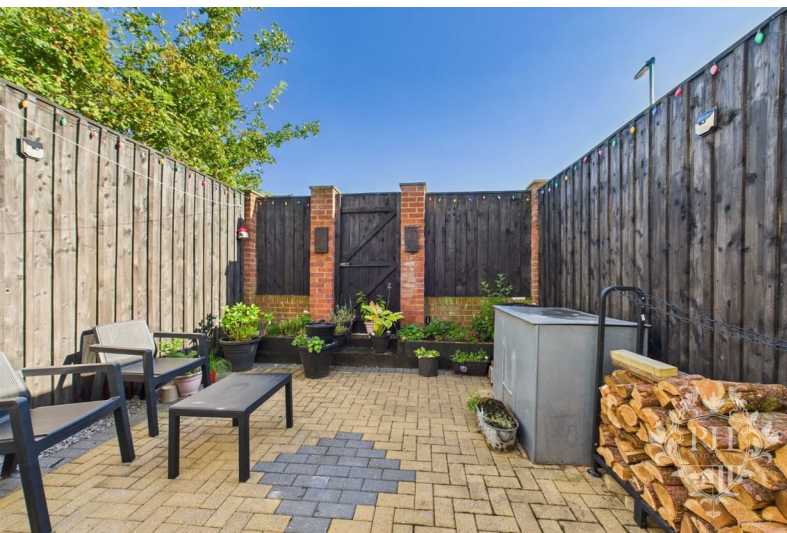


## 23 The Square

, Middlesbrough, TS6 9JU

£95,000





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## HALLWAY

8'6" x 2'10" (2.59m x 0.86m)

Stepping in from the private courtyard, you find yourself in a spacious hallway flooded with natural light. This welcoming entryway serves as a central hub, offering easy access to both the modern kitchen and the well-appointed bathroom.

## KITCHEN

4'11" x 11'4" (1.50m x 3.45m)

This galley-style kitchen is lined with an inviting collection of pale green cabinetry, including wall-mounted cupboards, spacious base units, and deep drawers that offer plenty of storage for cookware and pantry essentials. At the heart of the space sits a classic Belfast sink, perfect for tackling dishes or prepping fresh ingredients. The kitchen is equipped with a sleek built-in Smeg oven and a modern gas hob, providing everything needed for home-cooked meals. Natural light streams in through a large UPVC double-glazed window, offering a pleasant view into the courtyard and making the kitchen feel bright and welcoming.

## GROUND FLOOR BATHROOM

8'1" x 4'4" (2.46m x 1.32m)

The modern bathroom is located on the ground floor and features a stylish three-piece suite: a sleek paneled bathtub equipped with both fixed and handheld shower attachments, a contemporary hand basin, and a low-level toilet. The space is finished with crisp white brick-style tiles that wrap around the room, creating a clean, bright backdrop against the contrasting painted walls. Natural light filters in softly through a frosted UPVC double-glazed window, offering privacy without sacrificing brightness. To keep the room comfortable year-round, a radiator is neatly positioned within the space.

## RECEPTION ROOM

12'11" x 14'8" (3.94m x 4.47m)

The reception room is impressively spacious, easily fitting a two-piece suite along with extra furnishings without feeling crowded. Natural light pours in through a large UPVC double-glazed window at the front, warming the room and creating a welcoming atmosphere. A stylish media wall provides the perfect backdrop for a log burner fire, adding both modern flair and coziness. Glass-panel doors open directly onto the rear garden, seamlessly blending indoor and outdoor living, while a set of stairs discreetly leads up to the first floor.

## BEDROOM

10'8" x 14'9" (3.25m x 4.50m)

The bedroom is bathed in natural light, thanks to four UPVC double glazed windows—two overlooking the rear garden and two facing the front of the property. There's plenty of space to comfortably fit a double bed along with larger storage units, so arranging your furniture won't feel like a game of Tetris. A built-in cupboard offers extra storage for clothes or linens, while the

soft grey carpet underfoot adds a modern, cozy touch. The cast iron radiator stands out as a charming feature, blending classic style with practical warmth.

## EXTERNAL

As you approach the property, you're welcomed by a charming courtyard—an inviting spot with comfortable seating, perfect for relaxing with a morning coffee or catching up with friends. The slate flooring keeps upkeep to a minimum, so you can enjoy the space without worrying about constant maintenance. Out back, there's a private, fenced garden designed for maximum enjoyment and minimal effort. A paved patio area offers plenty of room for outdoor dining or summer evenings spent under the open sky. On-street parking is available right outside, and the property is conveniently located within easy reach of local shops, schools, and the A174, making daily errands and commuting a breeze.

## PROPERTY INFORMATION

Smeg oven.

Belfast sink

Cast iron radiators throughout.

New Boiler under 2 years old and warranted till October 2028 and serviced annually.

Under stairs storage.

Concealed TV Unit.

Log burner.

Stone flooring in Kitchen.

Bathroom fitted approximately 5 years ago.

Loft fully boarded with ladder access, velux window fitted.

Built in mantel with bookcase.

New gate to front of property May 25.

Flat roof renewed July 2025.

Ridge Tiles pointed July 2025.

Composite front door to be fitted October 2025.

Kitchen purpose built in style with country themed.

Outside tap

Outside electrical sockets front and back.

Alarm.

Sensor lights fitted to front and rear.

## 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.

Tel: 01642 462153

#### 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



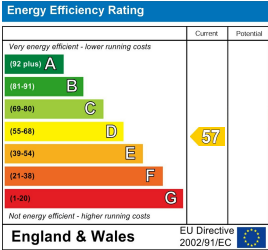
Floor Plan



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.