PH ESTATE AGENTS



# 99 Hoskins Lane

, Middlesbrough, TS4 3GL

Offers In The Region Of £130,000 2 2 1





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### HALLWAY

9'10" x 3'5" (3.00m x 1.04m)

Entering through a white composite door, you are welcomed into an ample-sized hallway that provides access to the reception room, kitchen, ground floor WC, and the staircase leading to the first floor. The hallway offers a practical and well-proportioned entrance, setting the tone for the rest of the property.

### RECEPTION ROOM

15'5" x 13'0" (4.70m x 3.96m)

The reception room is positioned to the rear of the property and offers generous space to comfortably accommodate a three-piece suite along with additional storage units. The room is well appointed with a fitted radiator and a useful understairs storage cupboard. UPVC double-glazed French doors open directly onto the garden, allowing plenty of natural light to fill the space and providing seamless indoor-outdoor access.

### KITCHEN

9'10" x 6'0" (3.00m x 1.83m)

The modern kitchen is fitted with an array of white high-gloss wall, base, and drawer units, complemented by contrasting wood-effect worktops that add warmth and style. Integrated appliances include an oven with a gas hob above and a fridge freezer, creating a sleek and streamlined finish. Further benefits include a UPVC double-glazed window providing natural light, a fitted radiator, and contemporary flooring, making the kitchen both practical and visually appealing.

### GROUND FLOOR W/C

5'0" x 2'11" (1.52m x 0.89m)

The ground floor benefits from a convenient WC, comprising a modern two-piece suite with a hand basin and low-level WC. The room is enhanced by a frosted UPVC double-glazed window, providing natural light while maintaining privacy, along with a fitted radiator for added comfort.

### LANDING

6'6" x 3'2£ (1.98m x 0.97m£)

The landing gains access to the two double bedrooms, family bathroom and loft.

### BEDROOM ONE

8'3" x 12'11" (2.51m x 3.94m)

The first bedroom is positioned to the front of the property and offers ample space for a double bed along with larger storage units. The room is bright and airy, benefiting from two UPVC double-glazed windows that allow plenty of natural light to flood the space. Additional features include a fitted radiator and neatly painted walls, creating a comfortable and well-presented bedroom.

### BEDROOM TWO

10'1" x 12'11" (3.07m x 3.94m)

The second bedroom is located to the rear of the property and comfortably accommodates a double bed along with larger storage units. The room is well presented and benefits from a UPVC double-glazed window providing natural light, a fitted radiator for year-round comfort, and neatly painted walls, creating a pleasant and inviting bedroom.

### FAMILY BATHROOM

6'7" x 5'6" (2.01m x 1.68m )

The family bathroom is fitted with a three-piece suite comprising a panelled bath with an electric shower and glass screen, a hand basin, and a low-level WC. The room is finished with partially tiled walls, practical lino flooring, and a fitted radiator, providing a functional and well-presented bathroom space.

### EXTERNAL

The property offers a combination of off-street and on-street parking, providing flexible and convenient parking options. To the rear, there is a fully fenced garden featuring a small patio area ideal for outdoor seating, along with a grassed section, making it a pleasant and manageable outdoor space.

### 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.





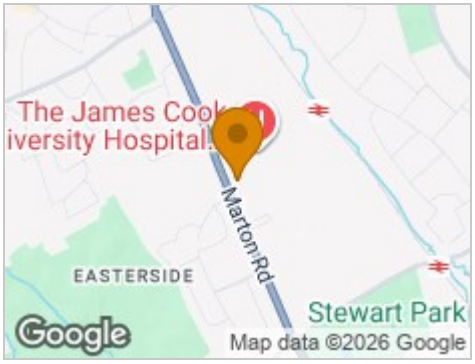
## Road Map




## Hybrid Map




## Terrain Map



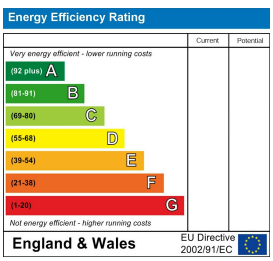

## Floor Plan




## 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.

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