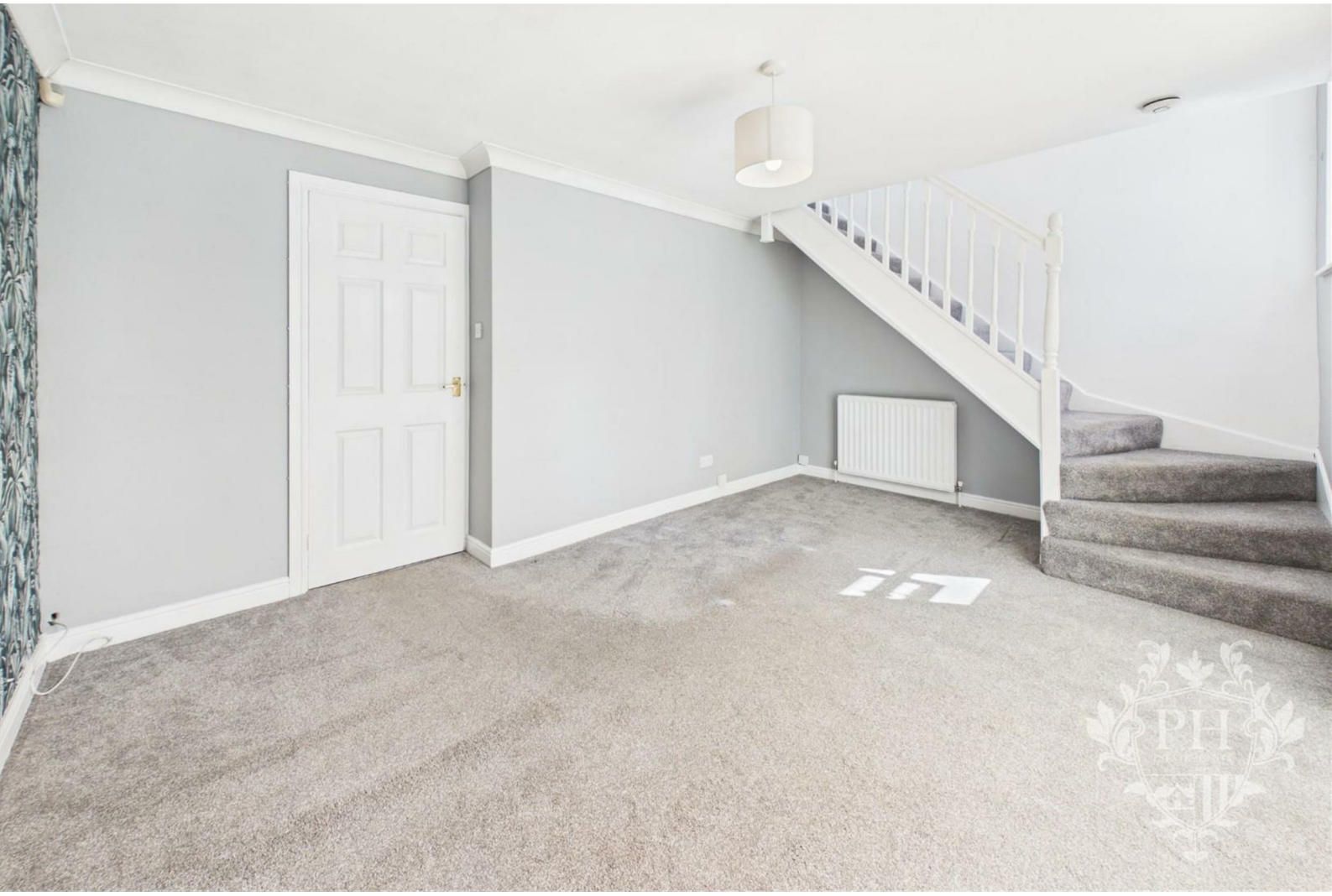
PH ESTATE AGENTS



17 Barnard Court

, Middlesbrough, TS4 2XL

Offers In The Region Of £99,950

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HALLWAY

6'0" x 3'2" (1.83m x 0.97m)

Step through a sleek black UPVC double glazed door and find yourself in a welcoming entrance hallway, flooded with natural light. Soft carpeting cushions your every step, while a modern radiator keeps the space warm and inviting. There's a handy built-in storage cupboard for coats and shoes, and from here, you can easily make your way into either the kitchen or the main reception room.

KITCHEN

7'2" x 9'9" (2.18m x 2.97m)

The kitchen features an inviting blend of classic and modern design, with light wood effect shaker-style cabinets stretching along the walls, beneath the counters, and forming spacious drawers for easy storage. Dark, richly colored worktops provide a striking contrast, adding depth and character to the space. At the heart of the kitchen sits a built-in electric oven, topped with a smooth ceramic hob—perfect for both everyday cooking and entertaining. There's ample room for free-standing appliances, allowing for flexibility and personal touches. Positioned at the front of the house, the kitchen is bathed in natural light from a large UPVC double-glazed window, which frames the view and keeps the space bright. A white brick tile splash back adds a touch of texture and timeless style, while a radiator keeps things cozy no matter the season.

RECEPTION ROOM

10'3" x 15'7" (3.12m x 4.75m)

Tucked away at the back of the house, the reception room feels open and inviting, easily fitting a two-piece sofa set with plenty of space left for extra storage furniture. A striking feature wall draws your attention as you enter, while the soft carpeting underfoot and a well-placed radiator make the space warm and comfortable. From here, you can step directly into the conservatory or head upstairs to the first floor, giving the room a natural flow and connection to the rest of the home.

CONSERVATORY

8'10" x 7'11" (2.69m x 2.41m)

Step through the sliding patio doors from the main reception room and you'll find yourself in the conservatory—a bright, inviting space that could easily serve as an additional living area or a charming dining room. Sunlight pours in through the UPVC double glazed windows that wrap around the room, their frames set above a sturdy dwarf wall. At the far end, elegant French doors open directly onto the garden, seamlessly blending indoor comfort with the beauty of the outdoors.

LANDING

2'8" x 8'8" (0.81m x 2.64m)

The landing is brightened by a UPVC double glazed window on the side, allowing natural light to spill into the space. Soft carpeting adds a sense of warmth and comfort underfoot, while a built-in storage cupboard offers a practical solution for keeping essentials neatly tucked away. From here, you have direct access to both bedrooms and the family bathroom, making the landing a convenient hub within the home.

BEDROOM ONE

9'4" x 12'2" (2.84m x 3.71m)

Tucked away at the back of the house, the first bedroom offers a peaceful retreat, easily spacious enough for a double bed and generous storage pieces. Sunlight streams in through a large UPVC double glazed window, warming the soft carpet underfoot. A stylish feature wall adds a touch of personality, while the radiator ensures the room stays cozy all year round.

BEDROOM TWO

8'4" x 8'11" (2.54m x 2.72m)

The second bedroom sits at the front of the house, catching the morning light through a wide UPVC double glazed window. With enough floor space for a small double bed, this room can comfortably fit a few larger storage pieces without feeling cramped. Soft carpeting underfoot adds a cozy touch, while a radiator ensures the space stays warm even on colder days.

FAMILY BATHROOM

4'8" x 6'5" (1.42m x 1.96m)

The bathroom features a sleek, contemporary design, centered around a three-piece suite. At its heart is a spacious step-in shower cubicle, framed by a clear glass screen and equipped with a thermostat-controlled shower for comfortable, precise temperature settings. A modern hand basin sits nearby, its smooth lines complemented by stylish fixtures, while a low-level w.c. completes the essential amenities. Natural light filters through a frosted UPVC double-glazed window, offering privacy without sacrificing brightness. The room is kept warm by a radiator, and the walls are finished with elegant, modern cladding that adds both texture and a polished look to the space.

EXTERNAL

This property features a charming front garden, complete with a private driveway and a garage conveniently located to the side for easy access and secure parking. Step out back to discover an expansive rear garden—perfect for relaxing or entertaining—with a spacious patio area ideal for outdoor dining, a generous lawn for children or pets to play, and a sturdy wooden shed offering plenty of storage for tools or hobbies. Ideally situated, the home is just a short stroll or quick drive from James Cook Hospital, a range of local amenities, and well-regarded schools, making it a practical and appealing choice for families and professionals alike.

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.





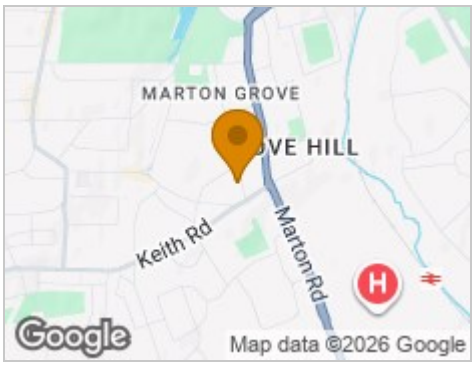

Road Map



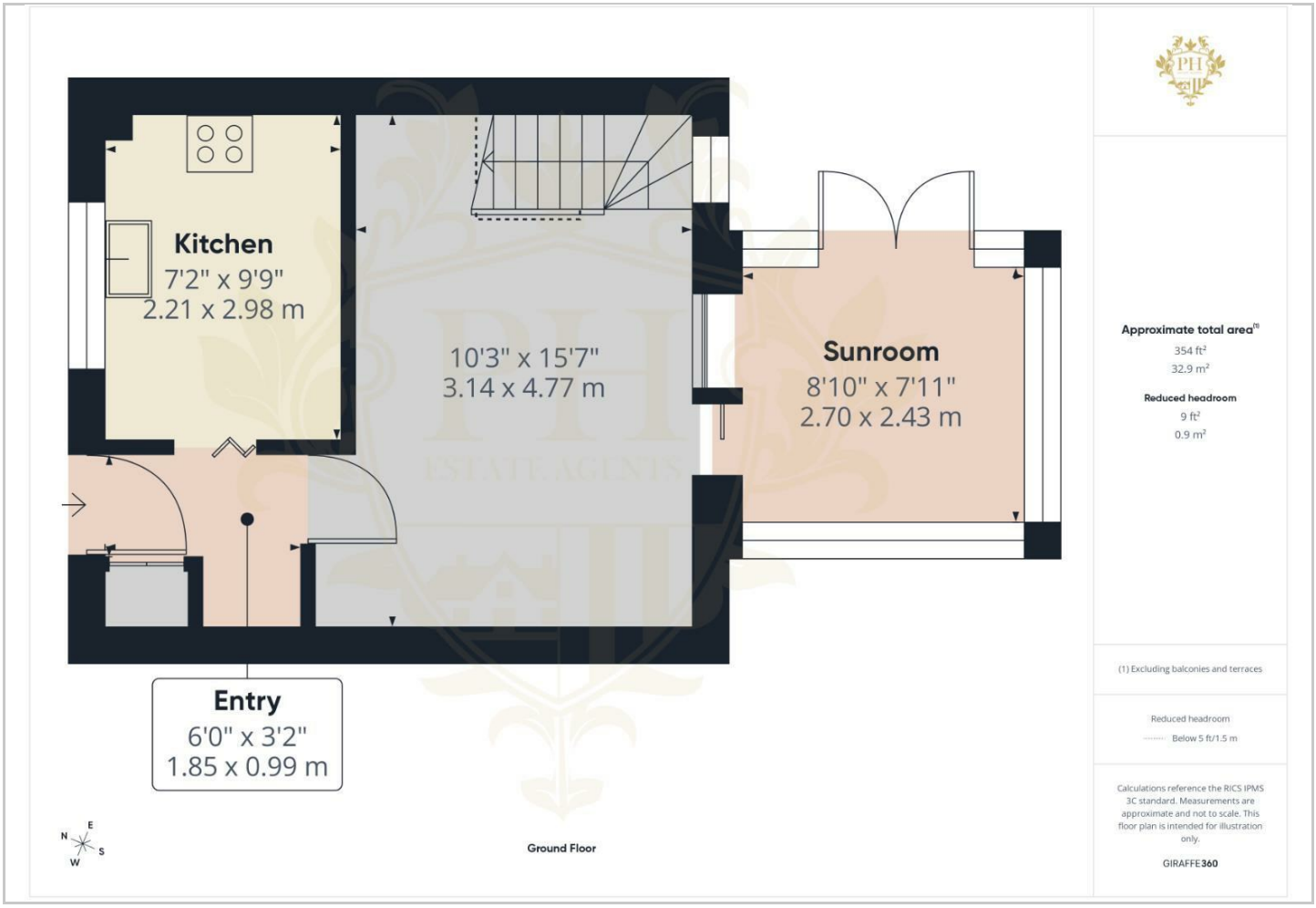
Hybrid Map



Terrain Map



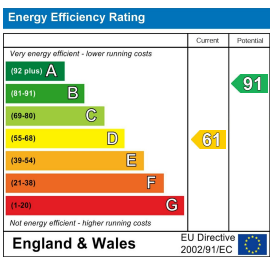
Floor Plan



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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