PH ESTATE AGENTS

69 Deepdale Avenue

, Middlesbrough, TS4 3BQ

Offers In The Region Of £89,950

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HALLWAY

6'0" x 11'6" (1.83m x 3.51m)

Stepping in from the front garden, you find yourself in a welcoming hallway. From here, you can head straight into the reception room or take the stairs up to the first floor.

RECEPTION

12'6" x 16'9" (3.81m x 5.11m)

The reception room offers ample space for a comfortable two-piece sofa set, along with extra storage units to keep everything neatly organized. Sunlight filters in through the large window, brightening the room and creating a warm, welcoming atmosphere. A well-placed radiator ensures the space stays cozy all year round, and from here, you can easily make your way into the kitchen diner.

KITCHEN/ DINER

18'11" x 8'0" (5.77m x 2.44m)

The kitchen could use some updating, but it's a bright space with rows of white cabinets lining the walls and plenty of storage in both the base and drawer units. Sunlight pours in through the window, giving the room an airy feel, while a radiator keeps things cozy when it's cold outside. A door at the far end leads directly into the utility room, making it easy to tackle laundry or other chores without leaving the heart of the home.

UTILITY

5'6" x 5'10" (1.68m x 1.78m)

The utility room offers plenty of extra space for both the washer and dryer, and it's brightened by a window that lets in natural light. There's also a door that makes it easy to step outside or close off the space when needed.

LANDING

7'5" x 7'2" (2.26m x 2.18m)

The landing gains access to the properties three bedrooms, bathroom and loft.

BEDROOM ONE

8'1" x 11'1" (2.46m x 3.38m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed as well as generous storage options like a large wardrobe or chest of drawers. Sunlight pours in through the wide window, while a radiator beneath ensures the space stays warm and inviting.

BEDROOM TWO

11'3" x 10'6" (3.43m x 3.20m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat, spacious enough for a comfortable double bed and generous storage units. Natural light filters in through the window, while a radiator keeps the room warm and inviting.

BEDROOM THREE

9'7" x 7'9" (2.92m x 2.36m)

The third bedroom sits at the front of the house, catching plenty of natural light through its window. There's just enough space for a small double bed, and while you can squeeze in a couple of larger storage units, things will feel a bit cozy. A radiator keeps the room warm, making it a practical—if compact—space.

FAMILY BATHROOM

7'4" x 6'0" (2.24m x 1.83m)

The bathroom has a bathtub with a shower, a sink, and a toilet. There's a frosted window that lets in light but keeps things private, a radiator for heat, and the walls are covered with cladding.

EXTERNAL

This home features both spacious front and rear gardens, perfect for relaxing outdoors or entertaining guests. A private driveway provides convenient off-street parking. Ideally situated, the property is only a few minutes' drive from local shops, schools, and James Cook Hospital, making daily errands and commutes easy and stress-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

Tel: 01642 462153

• 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

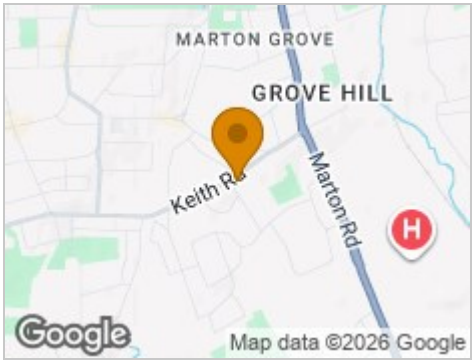
•All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
•Photographs, floor plans, and virtual tours 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.

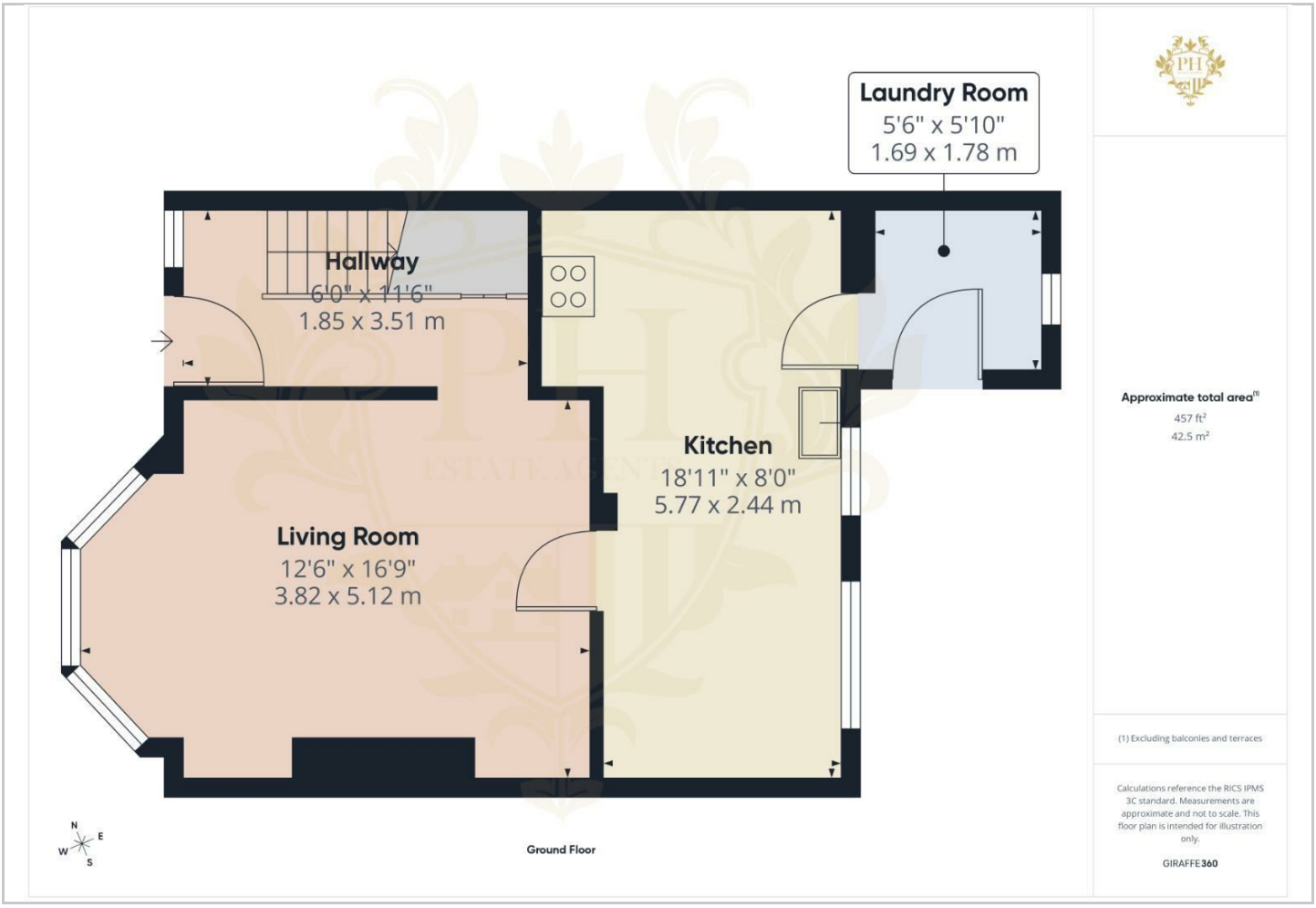
Road Map

Hybrid Map

Terrain Map



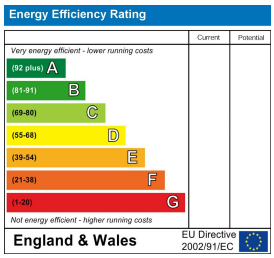
Floor Plan



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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