PH ESTATE AGENTS

86 Beaumont Road

, Middlesbrough, TS3 6NP

Offers In The Region Of £65,000

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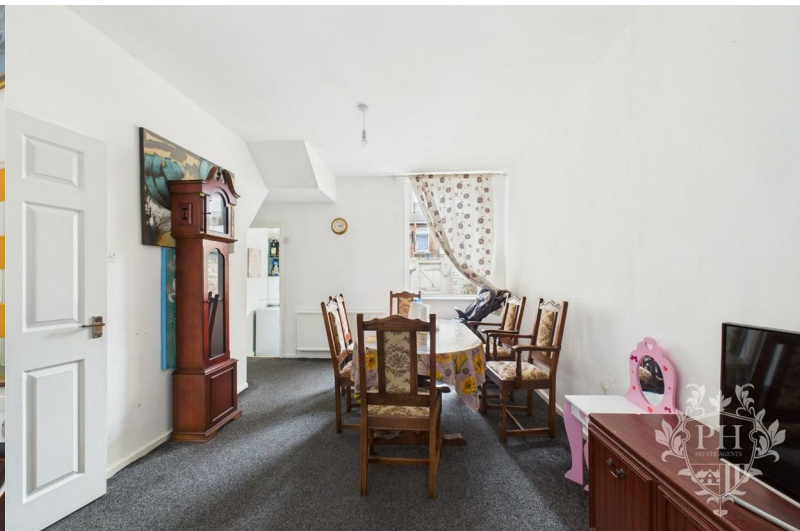

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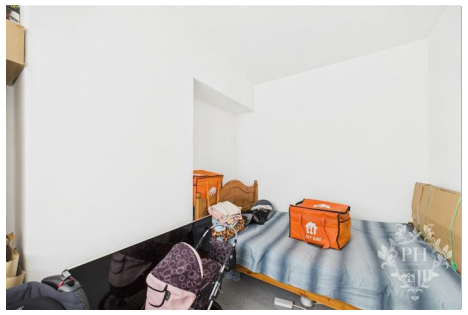


HALLWAY

3'0" x 9'10" (0.91m x 3.00m)

Entering from the street, you pass through a white UPVC double-glazed door and step into an extended hallway, where natural light bounces off the walls. This passage draws you forward and offers direct access to both the main reception room ahead and the staircase leading to the first floor.

RECEPTION/ DINING ROOM

10'4" x 25'0" (3.15m x 7.62m)

At the front of the property, you'll find a welcoming reception room filled with natural light streaming through a large UPVC double glazed window. The generous layout easily accommodates a comfortable two-piece suite along with additional living room furniture, creating a perfect space for relaxation or entertaining guests. Toward the back of this inviting room, the space transitions seamlessly into a spacious dining area—ideal for a large dining table where family and friends can gather. Here, another UPVC double glazed window brings even more brightness in, while convenient access leads directly into the kitchen. Just off the dining area, you'll also find the handy understair storage cupboard, perfect for tucking away everyday items and keeping the space clutter-free.

KITCHEN

7'1" x 11'6" (2.16m x 3.51m)

Tucked away at the back of the house, the kitchen opens up with a welcoming feel. Medium grey cabinets line the walls—offering plenty of storage in a mix of cupboards, drawers, and shelving—while pale countertops run the length of the workspace, giving the room a crisp, modern look. Cooking is handled by a built-in electric oven with a matching hob sitting just above for easy meal prep. There's room set aside for your freestanding fridge, washer, or other appliances. Natural light pours in through a large UPVC double-glazed window, and just beyond, a matching door leads directly out to the rear yard for quick access to the outdoors.

LANDING

5'2" x 8'0" (1.57m x 2.44m)

The landing gains access to the two spacious bedrooms and family bathroom.

BEDROOM ONE

12'4" x 11'0" (3.76m x 3.35m)

Positioned at the front of the home, the first bedroom offers ample space for a double bed along with larger wardrobes or dressers. Natural light pours in through a UPVC double glazed window, while a radiator ensures the room stays comfortable year-round.

BEDROOM TWO

6'10" x 12'0" (2.08m x 3.66m)

The second bedroom sits at the heart of the first floor, offering enough space to comfortably fit a double bed along with smaller storage pieces like a dresser or nightstand. Natural light pours in through a UPVC double glazed window, while a radiator keeps the room cozy year-round.

BATHROOM

4'11" x 10'11" (1.50m x 3.33m)

The bathroom is spacious, offering plenty of room to move around. It features a three-piece suite: a panel-sided bathtub fitted with convenient shower attachments, a hand basin, and a low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, providing privacy while brightening the space. A radiator ensures the room stays warm and comfortable, making it a pleasant place to unwind.

EXTERNAL

This property features convenient on-street parking and a secure, enclosed rear yard—perfect for families or anyone who values privacy and peace of mind. Located just a short stroll or quick drive from shops, cafes, and everyday essentials, it's also within easy reach of highly regarded local schools. Major bus routes into Middlesbrough Town Centre are close by, making commuting or exploring the area 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:

Tel: 01642 462153

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.

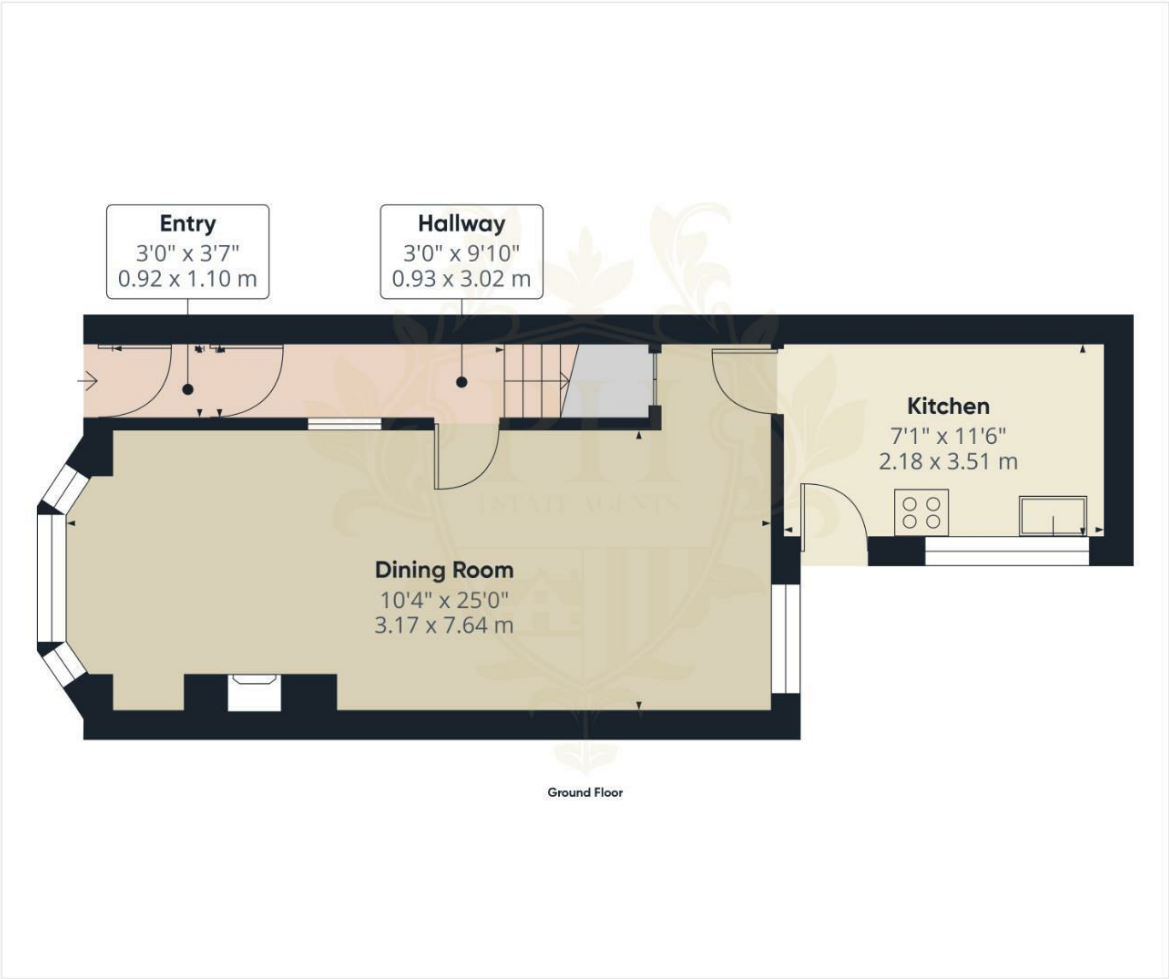
Terms & Conditions / Disclaimers
• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs,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



Approximate total area(1)
399 ft²
37.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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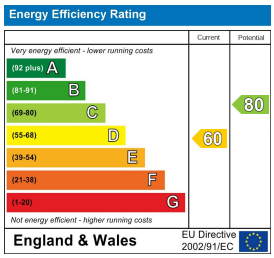
Viewing

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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