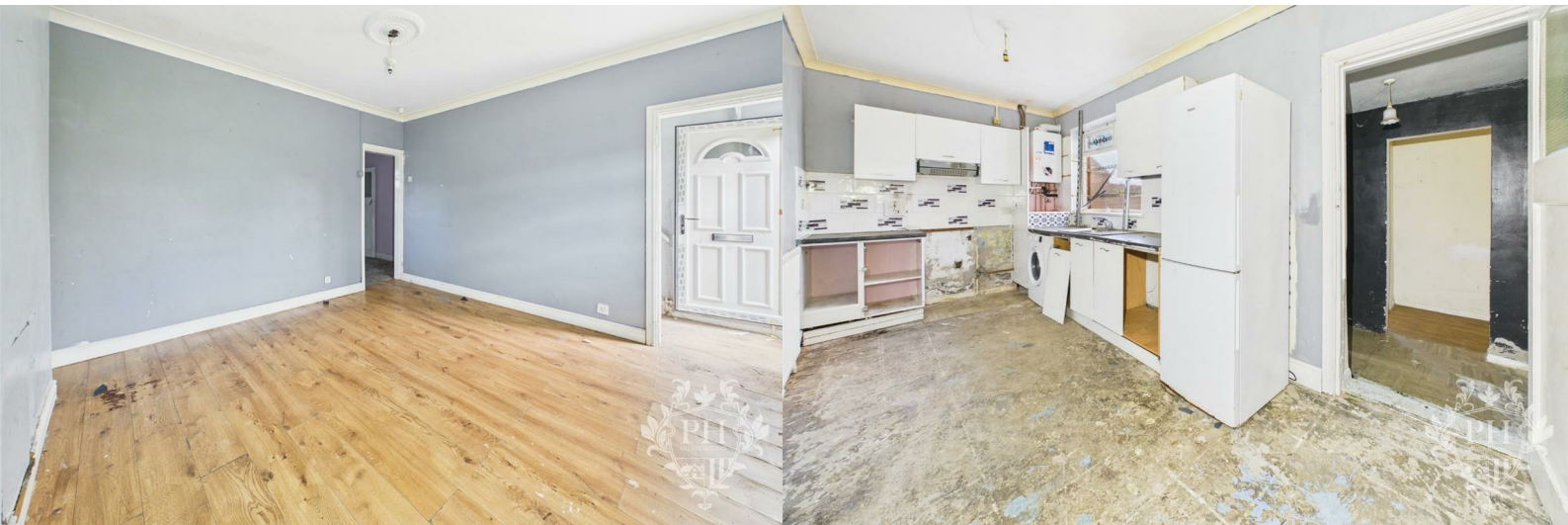




28 Easson Street , Middlesbrough, TS4 2RH

£50,000



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ENTRANCE

3'0" x 3'3" (0.91m x 0.99m)

Stepping in from the front garden, you're greeted by a entrance hall that leads directly into the reception room, while a staircase offers a smooth ascent to the first floor.

RECEPTION ROOM

12'11" x 12'8" (3.94m x 3.86m)

The reception room is spacious enough to comfortably accommodate a two-piece suite, with ample room left over for extra storage units. Natural light pours in through a generous window, while a radiator ensures the space stays warm and inviting.

KITCHEN

16'4" x 8'0" (4.98m x 2.44m)

The kitchen is ready for an update, but as it stands, it features an assortment of wall-mounted cupboards, base cabinets, and deep drawers that offer plenty of storage options. Natural light streams in through a well-placed window, brightening the space. There's ample room for free-standing appliances, and a door at the back of the kitchen leads directly to the rear entrance, making access to the outdoor area convenient.

REAR PASSAGE

7'4" x 5'4" (2.24m x 1.63m)

Gains access to the rear garden and utility room

UTILITY

4'0" x 3'9" (1.22m x 1.14m)

provides the space for extra appliances and household items

LANDING

7'2" x 2'6" (2.18m x 0.76m)

gains access to the properties two spacious bedrooms and bathroom

BEDROOM ONE

15'0" x 9'8" (4.57m x 2.95m)

The primary bedroom sits at the front of the house, offering ample space for a double bed as well as generous storage options. Natural light pours in through a large window, giving the room an inviting, airy feel.

BEDROOM TWO

11'10" x 11'0" (3.61m x 3.35m)

The second bedroom sits quietly at the back of the home, offering a peaceful retreat away from the bustle of the main living areas. There's ample space for a comfortable double bed, along with larger wardrobes or storage units, and a window that invites gentle natural light into the room.

FAMILY BATHROOM

6'1" x 7'11" (1.85m x 2.41m)

The bathroom is in need of renovation, but it features a classic three-piece suite: a paneled bathtub, a hand basin, and a toilet. Light filters softly through a frosted window, offering both privacy and a gentle glow to the space.

EXTERNAL

This property features spacious front and rear gardens, providing plenty of room for outdoor relaxation or entertaining. Convenient on-street parking is available, and the home is ideally situated just a short walk from local shops, cafes, and the James Cook Hospital.

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

Tel: 01642 462153

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.

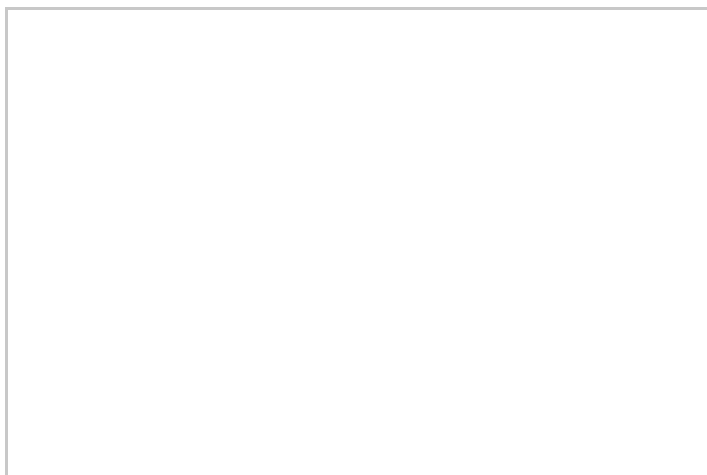
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.



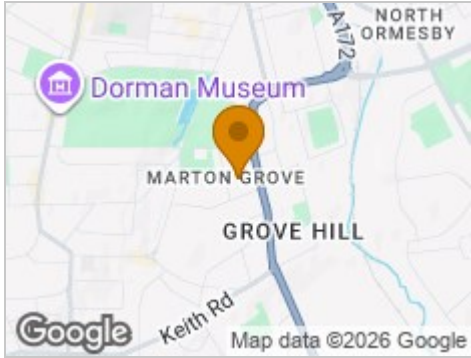
Road Map



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.