



# 116 Meath Street

, Middlesbrough, TS1 4RY

Offers In The Region Of £90,000



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### HALLWAY

4'8" x 3'9" (1.42m x 1.14m)

Step through the neat, easy-care front garden and into a sunlit hallway, where natural light welcomes you in. From here, you'll find doors leading to the main reception room, as well as a staircase inviting you up to the first floor.

### RECEPTION ROOM

13'4" x 13'11" (4.06m x 4.24m )

Situated at the front of the property, the reception room welcomes you with a generous bay window that floods the space with natural light throughout the day. There's ample room for a comfortable two-piece suite, complemented by additional storage units to keep the space tidy and organized. A classic fire surround with a coal fire creates a warm, inviting focal point, perfect for relaxing evenings. The high gloss laminate flooring adds a sleek, contemporary touch, reflecting the sunlight and enhancing the room's bright, airy feel. From here, you'll also find direct access to the kitchen, making it an ideal spot for entertaining or everyday family life.

### KITCHEN

8'3" x 17'4" (2.51m x 5.28m)

Step through from the reception room and you'll find a bright, welcoming kitchen. Crisp white cabinets line the walls—both above and below—paired with drawers that all feature sleek chrome handles. The wood-effect worktops add warmth and texture, standing out beautifully against the cabinetry's clean lines. There's generous space for your choice of free-standing appliances, so you can personalize the setup to your needs. A built-in electric oven and matching hob sit at the heart of the space, while toward the rear of the kitchen, there's a cozy nook perfectly sized for a small dining table—ideal for casual breakfasts or intimate dinners. And just off the kitchen, a door leads directly into the utility room, making laundry and extra storage easily accessible.

### UTILITY ROOM

9'8" x 8'2" (2.95m x 2.49m )

The utility room opens directly off the kitchen, offering a convenient extension for extra storage. Sunlight filters in through a well-placed window, brightening the space and making it feel inviting rather than just functional. A sturdy door at the back provides easy access to the rear yard, making it simple to step outside with laundry or supplies when needed.

### LANDING

2'5" x 5'10" (0.74m x 1.78m )

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

### BEDROOM ONE

11'1" x 9'10" (3.38m x 3.00m )

The first bedroom greets you at the front of the house, offering plenty of

space for a double bed and generous storage options. Natural light pours in through a wide window, while a radiator ensures the room stays warm and comfortable year-round.

### BEDROOM TWO

10'9" x 9'10" (3.28m x 3.00m )

Tucked away at the back of the property, the second bedroom offers a peaceful retreat. There's plenty of room for a double bed, plus larger wardrobes or storage units without making the space feel cramped. Natural light streams in through the rear-facing window, while a radiator ensures the room stays warm and comfortable year-round.

### BEDROOM THREE

6'8" x 5'9" (2.03m x 1.75m)

The third bedroom is the coziest of the three, offering just enough space for a single bed and a few compact storage pieces. Sunlight filters in through the window, making the room feel bright and welcoming during the day. With its modest size and warm atmosphere, it would make an ideal home office for focused work or a charming nursery. A radiator beneath the window keeps the space comfortable year-round.

### FAMILY BATHROOM

7'0" x 5'11" (2.13m x 1.80m )

The family bathroom features a classic three-piece suite, including a deep paneled bathtub fitted with an electric shower and a glass screen. A hand basin sits nearby, complemented by a low-level W.C. Natural light filters gently through the frosted window, creating a sense of privacy while keeping the space bright. For added comfort, a radiator ensures the room stays warm and inviting year-round.

### EXTERNAL

This property features spacious front and rear gardens, providing plenty of room for relaxing outdoors or entertaining guests. Convenient communal on-street parking is available, and you're only a quick drive away from the shops, restaurants, and amenities of Middlesbrough town centre.

### 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.

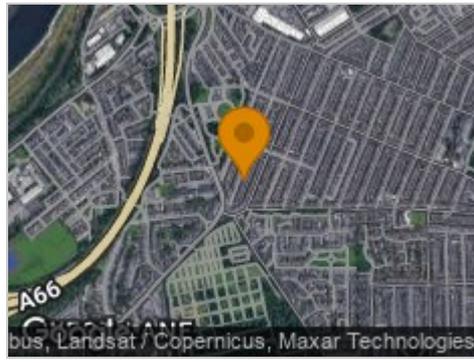
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, 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



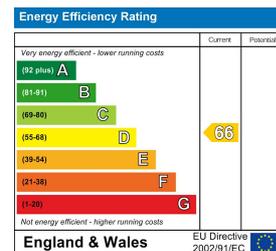
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.