PH ESTATE AGENTS



2 Arbury Way

, Middlesbrough, TS5 4NZ

£165,000

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ENTRANCE

5'7" x 4'11" (1.70m x 1.50m)

Entering through a white composite front door from the front garden, you are welcomed into a generously sized entrance hallway that provides convenient access to both the kitchen/diner and the first floor. The entrance is finished with durable corduroy-style carpeting underfoot and complemented by neutral white walls, creating a bright, clean, and welcoming first impression. The spacious layout offers plenty of room for coats, shoes, and everyday essentials while providing a practical transition between the entrance and the main living areas of the property.

KITCHEN DINER

16'1" x 10'0" (4.90m x 3.05m)

To the right of the entrance hallway is the well-appointed kitchen area, fitted with a contemporary range of light grey high-gloss wall, base and drawer units, providing ample storage and a sleek, modern finish. The kitchen is complemented by light-coloured work surfaces and incorporates a built-in electric oven with a gas hob positioned above, together with an extractor fan. There is also designated space for freestanding appliances, allowing flexibility for additional kitchen equipment. A UPVC double-glazed window provides the room with natural light and outlook.

To the left of the entrance area is the dining space, which offers sufficient room to comfortably accommodate a dining table and chairs, creating a practical area for everyday dining and entertaining. The dining area benefits from a UPVC double-glazed window to the side aspect, allowing further natural light into the space. From here, access is provided to the reception room, a ground-floor WC, and a useful understairs storage cupboard, providing convenient additional storage without compromising the overall functionality of the room.

GROUND FLOOR W.C

5'6" x 3'0" (1.68m x 0.91m)

The ground floor WC is conveniently accessed from the kitchen/diner and comprises a modern two-piece suite, including a hand wash basin and low-level WC. The room is neutrally presented with clean white walls, creating a bright and fresh feel, and benefits from a radiator for added warmth. Modern flooring provides a practical and contemporary finish, making this a well-presented and functional cloakroom for everyday use.

RECEPTION ROOM

10'9" x 13'6" (3.28m x 4.11m)

The reception room is situated to the rear of the property and provides a spacious and versatile living area, comfortably accommodating a two-piece suite along with additional storage or display furniture. The room benefits from a UPVC double-glazed window, allowing plenty of natural light to enter, while French doors provide direct access to the rear garden and create a pleasant connection between the indoor and outdoor spaces. The room is neutrally decorated with white walls and is fitted with a radiator, providing warmth and comfort, while the carpeted flooring adds a warm and homely feel to the space. Overall, the reception room offers a comfortable and inviting environment, ideal for both relaxing and entertaining.

LANDING

9'5" x 6'0" (2.87m x 1.83m)

The first-floor landing provides access to all three bedrooms, the family bathroom, and the loft space, offering a practical and well-organised layout. The landing is neutrally presented with white walls, creating a bright and clean feel while providing a natural connection between the various rooms on the first floor.

BEDROOM ONE

8'2" x 13'6" (2.49m x 4.11m)

Bedroom one is situated to the front aspect of the property and offers a well-proportioned and comfortable space, with ample room to accommodate a double bed together with larger freestanding storage units. The room benefits from two UPVC double-glazed windows, allowing an abundance of natural light to fill the space while providing a pleasant outlook to the front of the property. Further features include a radiator for warmth and comfort, neutral white walls, and carpeted flooring, creating a bright, warm and inviting bedroom suitable for a range of furniture arrangements.

BEDROOM TWO

12'4" x 7'2" (3.76m x 2.18m)

Bedroom two is positioned to the rear aspect of the property and offers a well-proportioned and versatile space, comfortably accommodating a double bed along with larger freestanding storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the room and providing a pleasant outlook to the rear. The neutral white walls and carpeted flooring create a bright and comfortable atmosphere, while the radiator provides warmth and comfort, making this a practical and inviting second bedroom.

BEDROOM THREE

8'11" x 6'0" (2.72m x 1.83m)

Bedroom three is currently utilised as a home office, offering a versatile space that could easily be adapted to suit a variety of purposes. The room has sufficient space to accommodate a single bed, along with limited storage or furniture, making it well suited as a child's bedroom, guest room, or dedicated study. A UPVC double-glazed window allows natural light into the room, while the neutral white walls and carpeted flooring provide a clean and comfortable finish. The room also benefits from a radiator, ensuring warmth and comfort throughout the year.

FAMILY BATHROOM

6'0" x 7'1" (1.83m x 2.16m)

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with an overhead shower and glazed shower screen, a hand wash basin, and a low-level WC. The room is neutrally presented with white walls, creating a bright and clean feel, and benefits from a radiator for added warmth and comfort. A frosted UPVC double-glazed window provides natural light while maintaining privacy. There is also a useful amount of additional space within the room for a small storage unit or bathroom shelving, adding further practicality to this well-appointed family bathroom.

EXTERNAL

Externally, the property benefits from a well-maintained grassed front garden, providing an attractive approach to the home, together with a gravelled double driveway positioned to the side aspect, offering ample off-road parking for multiple vehicles.

To the rear, there is a fully fenced garden providing a good degree of privacy and a pleasant outdoor space for relaxation and entertaining. The garden comprises a paved

patio area, ideal for outdoor seating and dining, together with a grassed section, making it suitable for families, gardening, or enjoying the outdoors during warmer months. Situated within the rear garden is a handy shed, providing convenient additional outdoor storage space.

The property is also conveniently situated within a short distance of a range of local amenities and schools, making the location particularly practical for families and those seeking easy access to everyday facilities and education whilst close by to the A19 for commuters

PROPERTY INFORMATION

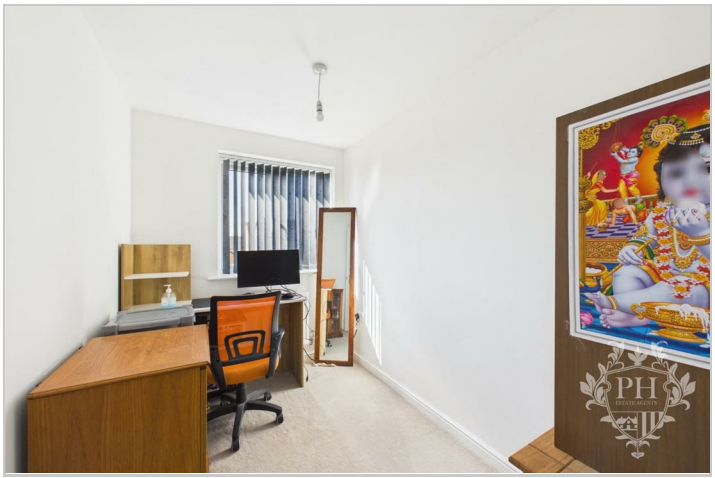
8 years remaining on its NHBC warranty for the building structure

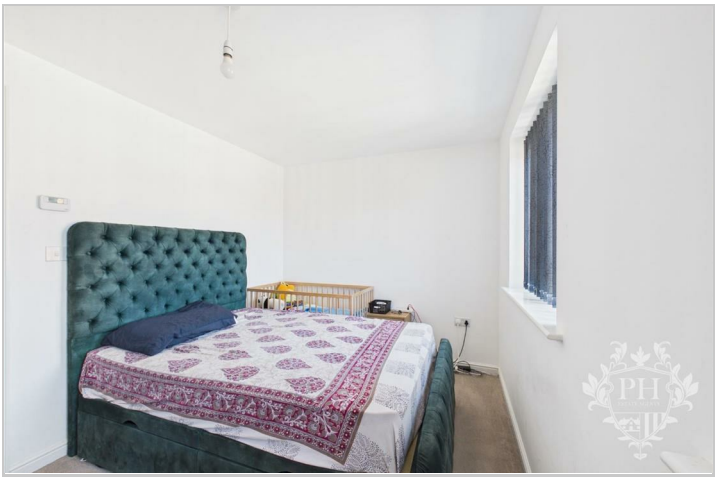
IMPORTANT INFORMATION

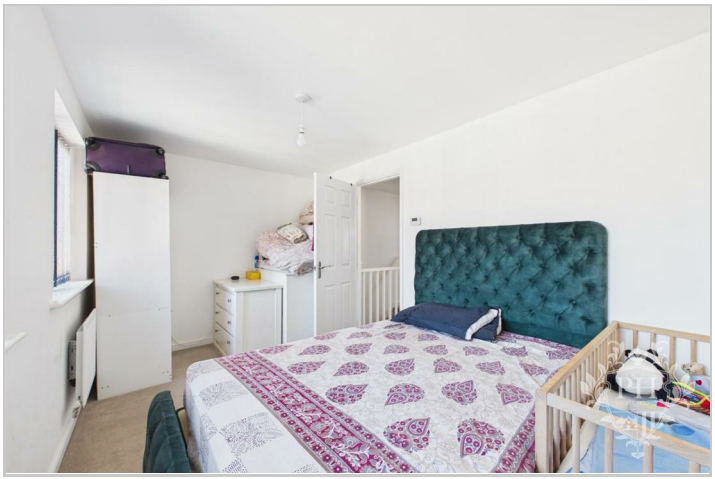
Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.
How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process 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



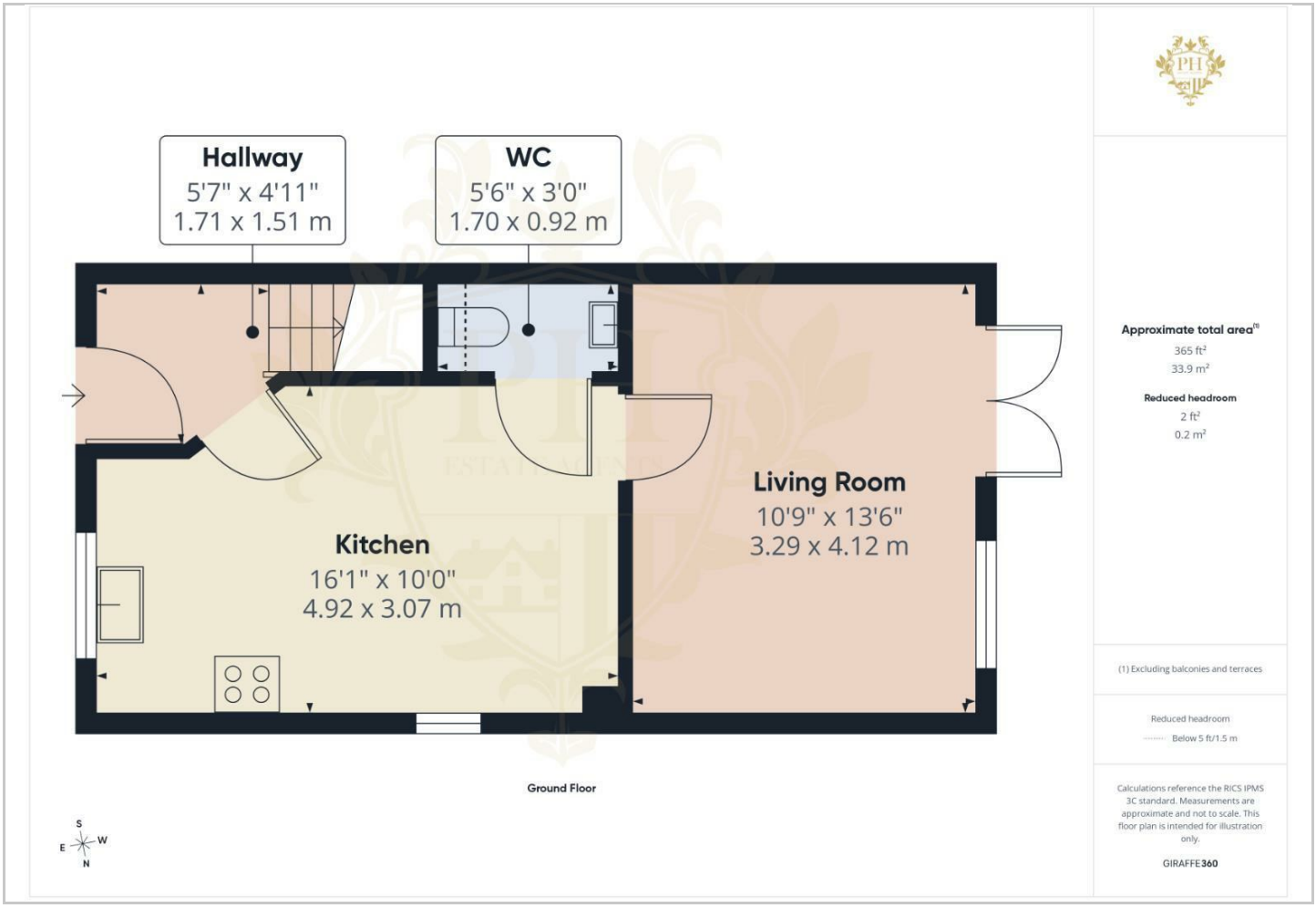
Hybrid Map



Terrain Map



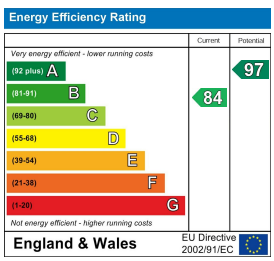
Floor Plan



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



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