PH ESTATE AGENTS



14 Lodge Road

, Middlesbrough, TS6 9LS

£125,950

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HALLWAY

3'10" x 7'7" (1.17m x 2.31m)

Step inside from the side of the property through a crisp white UPVC double-glazed door, and you'll find yourself in a light-filled, L-shaped hallway. Natural daylight pours in, highlighting the clean lines of the space. The hallway serves as a central artery, leading you toward the reception room, a well-appointed kitchen, two comfortable bedrooms, and a modern shower room. The warm tones of the laminate flooring stretch beneath your feet, while a radiator ensures the whole area feels inviting and cozy no matter the season.

RECEPTION ROOM

16'6" x 11'10" (5.03m x 3.61m)

The reception room is positioned at the front of the property, offering a welcoming view as you enter. Spacious enough to comfortably fit a two-piece suite, it also provides flexibility for additional storage units or a compact dining table, depending on your needs. A feature fire surround with an integrated fire creates a cozy focal point, while a large UPVC double glazed window fills the room with natural light. The warmth from the radiator and the sleek laminate flooring—seamlessly flowing in from the hallway—give the space a modern yet inviting feel.

KITCHEN

8'5" x 10'2" (2.57m x 3.10m)

The kitchen features classic wood shaker-style cabinets, including wall, base, and drawer units, all accented with sleek chrome handles for a modern touch. The countertops are finished in a high-gloss, marble-effect surface that catches the light and adds a hint of luxury. A built-in electric oven sits seamlessly beneath a matching hob, with an extractor fan above to keep the air fresh while cooking. Natural light pours in through a large UPVC double-glazed window, while a radiator keeps the space cozy. A door at the far end opens directly into the conservatory, inviting a gentle flow between the two rooms.

CONSERVATORY

12'3" x 13'3" (3.73m x 4.04m)

The conservatory, accessible directly from the kitchen, feels spacious and inviting. Sunlight pours in through the UPVC double glazed windows that stretch above a sturdy dwarf wall, while a side door and elegant french doors at the front make it easy to step outside or let in a breeze. With its generous proportions, there's plenty of room for a comfortable two or three piece suite, plus extra storage units to keep things tidy. The tiled floor adds a touch of style and is practical for everyday living, and a radiator ensures the space stays cozy year-round.

BEDROOM ONE

12'10" x 9'6" (3.91m x 2.90m)

Tucked away at the back of the property, the first bedroom offers a peaceful retreat with enough room for a double bed and matching bedside cabinets. A generous wooden sliding-door wardrobe stretches along one wall, providing plenty of storage, while a radiator ensures the space stays warm and comfortable year-round.

BEDROOM TWO

8'0" x 10'1" (2.44m x 3.07m)

The second bedroom sits at the front of the house, where sunlight filters in through a large UPVC double glazed window. There's enough space for a comfortable double bed, with room left for a few essential storage pieces. A sleek radiator keeps the room warm, while the laminate flooring adds a touch of modern style underfoot.

SHOWER ROOM

6'3" x 5'3" (1.91m x 1.60m)

The shower room features a thoughtfully designed three-piece suite, including a spacious walk-in shower cubicle fitted with a modern thermostat-controlled shower for precise temperature comfort. A sleek hand basin, set atop integrated storage units, offers both practicality and a clean, contemporary look. The toilet is also accompanied by built-in storage, maximizing the use of space and keeping the room clutter-free. Natural light filters in through a frosted UPVC double-glazed window, maintaining privacy while brightening the space. Additional touches, such as a polished chrome towel warmer and a stylish tile surround, add a touch of luxury and warmth to the room.

EXTERNAL

This home features a charming front garden bordered by a classic brick wall, adding both character and privacy to the property. A long driveway runs along the side, providing convenient off-street parking and access to a detached garage at the rear. Behind the house, you'll find a generous back garden—perfect for relaxing or entertaining outdoors. The location is ideal, just a brief stroll from the shops, cafés, and amenities of Eston High Street.

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



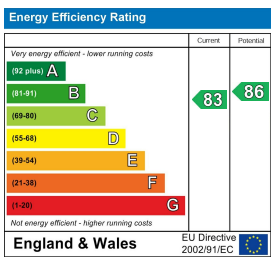
Floor Plan



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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