



# 37 Blakey Walk

, Middlesbrough, TS6 8BB

£80,000



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## HALLWAY

6'6" x 6'8" (1.98m x 2.03m)

Step inside from the sunlit front garden through a sturdy UPVC double glazed door and you're greeted by a hallway filled with natural light. The freshly painted white walls reflect the brightness, while the plush new grey carpet adds a modern, inviting touch underfoot. A radiator sits discreetly along one wall, ensuring the space stays warm and comfortable. From this welcoming entryway, you can head upstairs or move directly into the main reception room.

## RECEPTION ROOM

14'3" x 15'3" (4.34m x 4.65m)

The reception room is generously sized, comfortably fitting a three-piece suite with plenty of space left for extra storage units. A striking fire surround, complete with a functional fire, creates a cozy focal point at the heart of the room. Natural light pours in through a large UPVC double glazed window, making the space feel bright and inviting throughout the day. The room is kept warm by a modern radiator, while the soft, brand new grey carpet underfoot adds a touch of modern elegance. Freshly painted white walls enhance the airy atmosphere, and there is direct access from the reception room into the kitchen diner, making it perfect for both everyday living and entertaining.

## KITCHEN/ DINER

17'5" x 8'2" (5.31m x 2.49m)

The kitchen has been thoughtfully updated, featuring sleek, modern cabinetry in both base and wall units, all finished in a gentle hue that brightens the space. Each soft-close drawer and door is accented by contemporary hardware, while warm, wood-effect worktops offer a pleasing contrast and plenty of space for meal prep. The built-in electric oven sits neatly below a stylish gas hob, creating an efficient and attractive cooking zone. Underfoot, brand new flooring runs throughout, tying the space together with a clean, polished look. There's room for a small dining table – the perfect spot for casual meals or a morning coffee – and generous sliding patio doors bathe the room in natural light while leading out to the private rear garden. Practicality hasn't been overlooked: the kitchen includes easy access to a useful understair storage cupboard and a separate utility room, keeping things tidy and organized.

## UTILITY ROOM

5'10" x 11'6" (1.78m x 3.51m)

You'll find the utility room just off the kitchen—a practical extension of the living space, designed with both convenience and functionality in mind. There's ample space here for your free-standing appliances, and even with the washer and dryer set up, you'll still have room to move about. Natural light pours in through a UPVC double glazed window, giving the space a bright, airy feel. The newly installed flooring adds a fresh, clean look underfoot, while a sturdy UPVC door at the far end opens to a shared alley, making it easy to step outside when needed.

## LANDING

6'0" x 8'10" (1.83m x 2.69m)

From the landing, freshly painted in a soft, welcoming shade, you'll find three generously sized bedrooms and a modern family bathroom, each accessible through pristine new doors. The entire space feels bright and inviting, with plush grey carpet underfoot adding a sense of warmth and comfort.

## BEDROOM ONE

10'10" x 11'11" (3.30m x 3.63m)

The main bedroom sits at the front of the house, offering a generous amount of space that easily fits a double bed along with sizable wardrobes or chests of drawers. Natural light filters in through a wide UPVC double-glazed window, illuminating the room and highlighting the fresh, plush grey carpeting underfoot. A modern radiator provides warmth, making the space both inviting and comfortable.

## BEDROOM TWO

10'11" x 11'7" (3.33m x 3.53m)

Tucked quietly at the back of the property, the second bedroom offers a sense of privacy and calm. There's ample room here for a double bed, with enough space left over for extra storage—think wardrobes, shelves, or a cozy reading nook. Natural light filters in through a modern UPVC double glazed window, keeping the room bright during the day while providing excellent insulation. A radiator ensures the space stays comfortable year-round. Underfoot, a brand new carpet adds warmth and plushness, and the crisp white walls make everything feel clean and inviting, ready for you to add your own touches.

## BEDROOM THREE

8'4" x 8'8" (2.54m x 2.64m)

The third bedroom is positioned at the front of the house, offering a cozy nook that's ideal for a single bed. Though compact, it manages to fit essential storage, including a built-in cupboard over the stairs where you can tuck away belongings. Soft carpeting adds warmth underfoot, and a radiator keeps the room comfortable even on colder mornings.

## FAMILY BATHROOM

8'3" x 5'6" (2.51m x 1.68m)

The family bathroom features a classic three-piece suite, consisting of a paneled bathtub fitted with shower attachments, a generously sized hand basin, and a low-level toilet. Natural light enters through a UPVC double-glazed frosted window, offering both brightness and privacy. A radiator provides warmth, ensuring comfort throughout the year.

## EXTERNAL

This home welcomes you with a charming, fully fenced front garden—ideal for relaxing afternoons or a safe spot for kids and pets to play. Step out to the spacious rear garden, where a generous patio creates the perfect space for summer barbecues, outdoor dining, or simply soaking up the sun.

Tel: 01642 462153

Directly across the path, a wide field opens up, complete with a well-kept park that's perfect for picnics, weekend adventures, or letting children burn off energy. Plus, you'll find local shops and reputable schools just a short stroll away, making everyday errands and the morning school run a breeze.

### 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



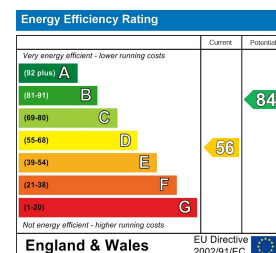
## Floor Plan



## 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



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.