PH ESTATE AGENTS



36 Grosvenor Gardens

, Middlesbrough, TS6 0LG

£182,500

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HALLWAY

13'6" x 5'7" (4.11m x 1.70m)

Step through the tidy, low-maintenance front garden and into a sunlit hallway, where natural light spills across the floor and invites you further inside. From here, you'll find easy access to the welcoming reception room, the spacious reception/diner, and the staircase leading up to the first floor.

RECEPTION ROOM

10'3" x 10'6" (3.12m x 3.20m)

The first reception room sits at the front of the house, catching the light from a large UPVC double glazed bay window that frames views of the street. There's plenty of room here for a comfortable two-piece sofa set, along with extra storage units to keep things tidy. A radiator keeps the space warm, and soft carpeting underfoot adds an inviting, cozy touch.

RECEPTION/ DINING ROOM

17'10" x 9'10" - 7'7" x 6'0" (5.44m x 3.00m - 2.31m x 1.83m)

Tucked away at the back of the property, the L-shaped reception and dining room offers a generous, thoughtfully laid-out space perfect for both relaxing and entertaining. There's ample room for a comfortable two-piece suite, complemented by additional storage units and a dining table where family and friends can gather. Natural light pours in through a UPVC double glazed window set along the right wall, while wide sliding patio doors at the rear open directly onto the patio, creating a seamless connection to the garden beyond. The room also provides direct access to the kitchen, making mealtimes and hosting a breeze. At the heart of the space is an elegant fire surround with an electric coal fire below, adding a cozy focal point ideal for unwinding on cooler evenings.

KITCHEN

12'10" x 9'4" (3.91m x 2.84m)

The kitchen features a beautifully coordinated collection of sage green cabinets and drawers, both on the walls and below the countertops, creating a calm, inviting atmosphere. Light wood-effect worktops run the length of the surfaces, lending a warm, natural touch that pairs perfectly with the cabinetry. A free-standing fridge freezer is seamless, maintaining a clean and uncluttered look. There's ample room for freestanding appliances —imagine your favorite coffee maker or a sleek dishwasher fitting right in. Natural light pours in through a UPVC double-glazed window at the rear, brightening the space throughout the day. To the left, a door opens out onto the patio, making it easy to step outside for a breath of fresh air or a bit of alfresco dining. The room also offers enough space to comfortably fit a small dining table, so you can enjoy casual meals right in the heart of your home.

BEDROOM ONE

9'10" x 10'6" (3.00m x 3.20m)

The main bedroom sits at the front of the house, with a generous layout that easily fits a double bed and plenty of larger storage pieces. Natural light pours in through the wide UPVC double glazed bay window, while a radiator keeps the space comfortable year-round. Soft carpeting underfoot adds a cozy touch to the room's inviting atmosphere.

BEDROOM TWO

7'5" x 10'6" (2.26m x 3.20m)

Tucked away at the back of the house, the second bedroom offers enough room for a double bed and a few essential storage pieces. Natural light filters in through the window, while a radiator keeps the space warm and comfortable. There's also a built-in storage cupboard, perfect for stashing away clothes or other belongings.

BEDROOM THREE

6'4" x 7'10" (1.93m x 2.39m)

The third bedroom offers enough space for a single bed, making it well-suited for a child's room or a cozy guest retreat. There's limited storage, so it feels uncluttered and simple. Sunlight streams in through a UPVC double glazed bay window, which also helps keep the room warm and quiet. A radiator sits below the window, and soft carpeting underfoot adds a touch of comfort to the space.

FAMILY BATHROOM

5'5" x 5'4" (1.65m x 1.63m)

Though modest in size, the family bathroom is thoughtfully arranged with a classic three-piece suite: a paneled bath inviting long soaks, a hand basin, and a toilet. The walls are adorned with a tasteful tile surround that adds both character and practicality. Natural light filters gently through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. A radiator completes the room, keeping it warm and comfortable year-round.

LOFT SPACE

12'10" x 9'5" (3.91m x 2.87m)

The loft is reached by climbing a sturdy wooden ladder from the landing. At the top, you step into an airy, open space bathed in natural light from a skylight window set into the roof above.

EXTERNAL

This home greets you with a charming front garden and a private driveway, creating a welcoming first impression. At the back, you'll find a spacious patio perfect for outdoor dining or relaxing, along with a generous expanse of lawn ideal for children to play or for gardening enthusiasts. The property sits on a peaceful residential street, just a brief stroll or quick drive from local shops, cafes, and schools, making everyday errands and school runs easy and convenient.

IMPORTANT INFORMATION

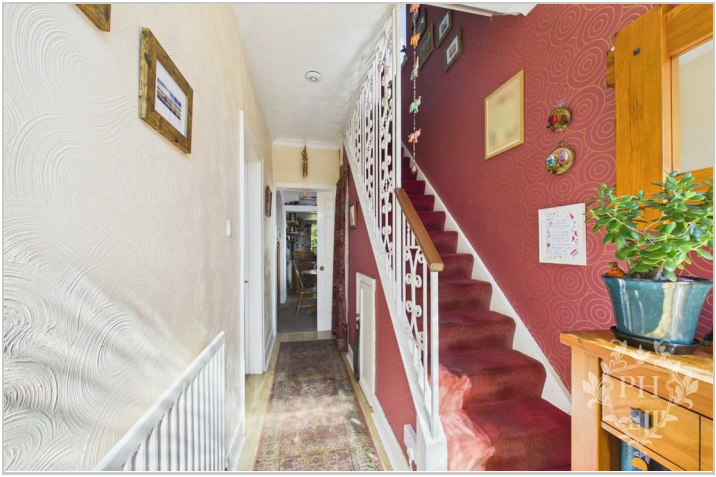
Important Information – Making Your Home Purchase Simple

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



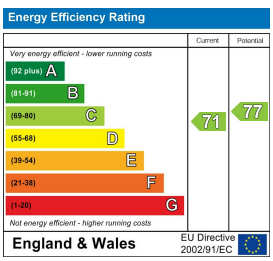
Floor Plan



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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