



# 15 Downham Avenue

, Middlesbrough, TS3 7EY

Offers In The Region Of £110,000



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## HALLWAY

4'2" x 8'8" (1.27m x 2.64m)

Step through the white UPVC double glazed front door and into a bright, welcoming hallway that sets the tone for the rest of the home. Approached from the generous fenced front garden, the entrance immediately feels open and airy, with natural light pouring in through a UPVC double glazed window to the side aspect. Smooth laminate flooring runs underfoot, and a radiator keeps the space warm through the colder months. From here, the hallway provides easy access to both the reception/dining room and the first floor, making it a natural hub at the heart of the property.

## RECEPTION/ DINING ROOM

11'4" x 19'11" (3.45m x 6.07m )

To the right of the room, the reception area offers a welcoming retreat, comfortably accommodating a two-piece suite alongside a selection of additional storage units. A UPVC double glazed window floods the space with natural light, while a radiator ensures warmth throughout the cooler months. The focal point of the room is the striking media wall, dressed with feature wallpaper that adds a real sense of character and style.

To the left, the dining area is a charming and intimate space, perfectly sized for a small dining table — ideal for relaxed meals and everyday gatherings. UPVC double glazed French doors open directly out onto the garden, bathing the area in light and creating a seamless connection between indoor and outdoor living. From here, you can also step through into the kitchen, making the flow between the spaces effortless and practical.

## KITCHEN

8'4" x 10'9" (2.54m x 3.28m)

The kitchen features a range of light grey shaker-style wall, base, and drawer units, finished with sleek chrome handles and complemented by light worktops that give the space a clean, airy feel. There's plenty of room for free-standing appliances, and the UPVC double-glazed window and door flood the room with natural light while keeping it well insulated.

## LANDING

7'6" x 5'0" (2.29m x 1.52m)

The landing is carpeted underfoot and benefits from a UPVC double glazed window to the side aspect, flooding the space with natural light. From here, you gain access to the property's two bedrooms, family bathroom, and loft space above.

## BEDROOM ONE

15'0" x 9'11" (4.57m x 3.02m )

The first bedroom sits at the front of the property, bathed in natural light from two UPVC double glazed windows. Spacious enough to comfortably accommodate a double bed and larger storage units, the room is finished with warm carpet underfoot and neutral-toned walls that make it feel bright and easy to personalise. A built-in cupboard and radiator complete the space, making it as practical as it is inviting.

## BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m )

Tucked away at the rear of the property, the second bedroom is a quietly comfortable space. There's plenty of room for a double bed and larger storage units, making it as practical as it is pleasant. A UPVC double glazed window looks out over the back, letting in natural light while keeping things warm and quiet. Underfoot, light grey laminate flooring ties the room together, complemented by a radiator to keep things cosy through the colder months.

## FAMILY BATHROOM

7'6" x 5'7" (2.29m x 1.70m)

The family bathroom has been finished to a modern standard throughout. The three-piece suite centres around an S-shaped bath fitted with overhead shower attachments and a sleek glass screen — perfect for those mornings when you just want a quick rinse rather than a full soak. A combined hand basin and toilet unit with integrated storage keeps everything neat and clutter-free, making the most of the available space.

The walls are finished with contemporary cladding that's both stylish and easy to maintain, while a radiator ensures the room stays warm and comfortable year-round. A frosted UPVC double-glazed window lets in plenty of natural light while keeping things private — exactly what you want in a bathroom.

## LOFT SPACE

17'11" x 8'8" (5.46m x 2.64m)

The loft space has been thoughtfully converted, featuring a bright skylight window that floods the room with natural light, crisp white walls, and soft navy carpet underfoot. Accessed directly from the landing, this versatile space lends itself to a range of uses — whether a home office, playroom, or storage — making it a genuinely flexible addition to the home.

## EXTERNAL

Tucked behind a neat fenced front garden, the property benefits from convenient on-street parking and a generous rear garden — perfect for entertaining, kids, or simply enjoying a bit of outdoor space. Day-to-day living is made easy with local amenities and schools just a short walk away.

## 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.

Tel: 01642 462153

#### 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.

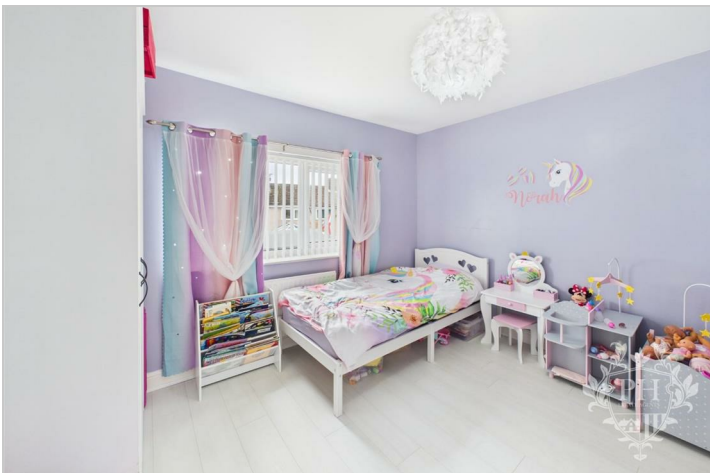
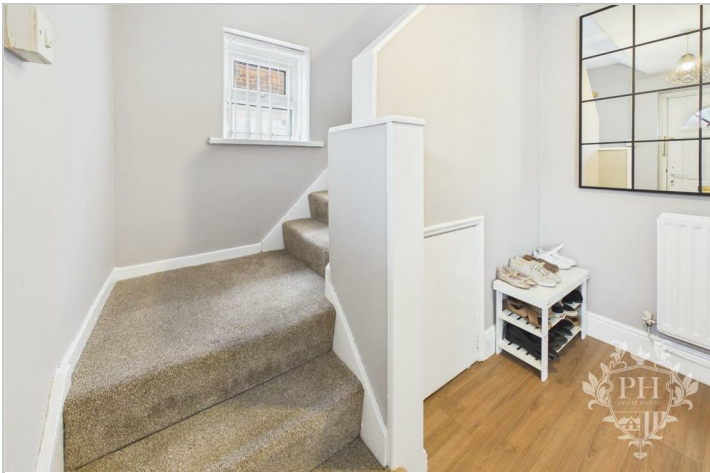
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.



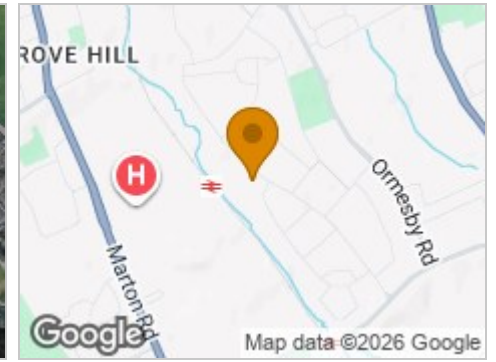
## Road Map



## Hybrid Map



## Terrain Map



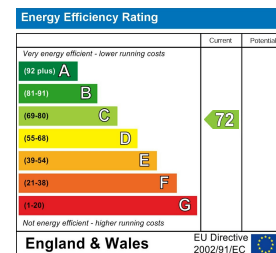
## Floor Plan



## 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.