

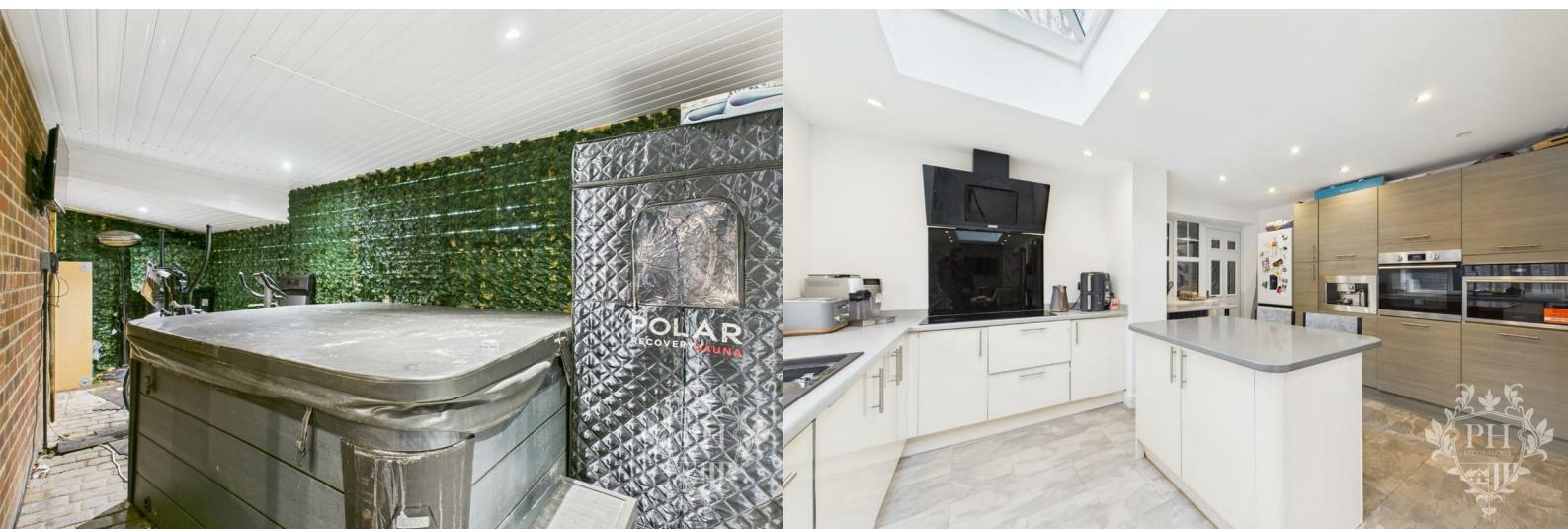


PH ESTATE AGENTS



## 26 Throckley Avenue , Middlesbrough, TS5 8LG

Offers In The Region Of £300,000



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## PORCH

5'5" x 3'11" (1.65m x 1.19m)

Step through the black composite front door, leaving the greenery of the garden behind, and you'll find yourself in a sunlit porch—an inviting space with plenty of room for coats and boots. From here, a second UPVC double-glazed door opens into the main hallway, drawing you deeper into the warmth of the home.

## HALLWAY

6'0" x 12'10" (1.83m x 3.91m)

The spacious hallway sets the tone for the home with its sleek, contemporary wall cladding and stylish flooring. From here, you can access the first reception room, the kitchen, and the staircase leading to the first floor. There's also a convenient storage cupboard tucked neatly under the stairs, perfect for keeping everyday items out of sight.

## RECEPTION ROOM

11'4" x 15'5" (3.45m x 4.70m)

The first reception room sits at the front of the house, welcoming plenty of natural light through a large UPVC double glazed bay window. There's ample space for a comfortable three-piece suite, with extra room for storage units or display cabinets. The room features soft carpeting underfoot, freshly painted walls in a neutral tone, and a modern radiator to keep things cozy year-round.

## KITCHEN AREA

27'10" x 7'2" (8.48m x 2.18m)

The kitchen is spacious and thoughtfully designed, featuring a striking combination of glossy white and rich walnut cabinetry. Sleek wall, base, and drawer units offer generous storage, while pale grey worktops provide a clean, modern workspace. Integrated appliances—including a dishwasher, washing machine, and a double oven—blend seamlessly into the layout, making everyday tasks effortless. At the heart of the room sits a stylish island with space for two stools, perfect for casual breakfasts or evening drinks. Sunlight streams through a large UPVC double-glazed window, framing pleasant views of the rear garden. Durable, contemporary flooring extends throughout, and a matching UPVC double-glazed door opens directly into the inviting hot tub area.

## DINING AREA

16'4" x 10'9" (4.98m x 3.28m)

The dining area unfolds just beyond the open-plan kitchen, offering ample room for a large dining table where family and friends can gather comfortably. Seamless modern flooring flows throughout the space, tying the rooms together, while a sleek radiator keeps the area warm and inviting. Contemporary sliding doors lead directly into the second reception room, creating an effortless connection between the living spaces.

## SNUG AREA

Tucked away at the back of the open-plan kitchen and dining space, the snug area feels both inviting and practical. There's just the right amount of room for a cozy two-piece sofa set, with extra space left over for clever storage solutions—think low cabinets or a tucked-away bookshelf. Sunlight pours in through wide UPVC double-glazed bi-fold doors, filling the space with warmth and making it feel larger than it is. The modern flooring, laid seamlessly from the kitchen, ties everything together and adds a sense of flow to the entire room.

## SECOND RECEPTION ROOM

10'1" x 12'10" (3.07m x 3.91m)

The second reception room, reached directly from the dining area, offers generous space for a comfortable two-piece suite and additional storage units without feeling crowded. A large UPVC double glazed window fills the room with natural light, while a radiator ensures it stays cozy year-round. The centerpiece is a charming log burner fire, perfect for creating a warm and inviting atmosphere on chilly evenings.

## LANDING

3'5" x 6'7" - 3'8" x 2'3" (1.04m x 2.01m - 1.12m x 0.69m)

The split-level landing feels fresh and contemporary, with plush carpeting underfoot and sleek wall paneling that adds a touch of style. From here, you can step into any of the four generously sized bedrooms, a roomy walk-in wardrobe and storage area, or the family bathroom.

## BEDROOM ONE

9'5" x 16'0" (2.87m x 4.88m)

The first bedroom is generously sized, easily accommodating a king-size bed along with extra storage units, without ever feeling cramped. Modern sliding wardrobes stretch along one wall, offering ample space for clothes and accessories. Soft carpeting underfoot and a sleek radiator complete the room, making it both comfortable and inviting.

Step through to the en-suite, where you'll find a contemporary bathroom suite designed for both style and convenience. There's a spacious walk-in shower cubicle with a clear glass screen, a modern hand basin, and a low-level W.C. The walls and floor are finished with elegant tiles, creating a cohesive look, while a frosted UPVC double-glazed window lets in natural light while maintaining your privacy.

## WALK IN WARDROBE

4'4" x 7'3" (1.32m x 2.21m)

Currently serving as a spacious storage area, the walk-in wardrobe offers direct access to the adjoining En-suite. The room features soft carpeting underfoot and freshly painted walls, creating a clean and comfortable atmosphere.

## BEDROOM TWO

9'9" x 10'10" (2.97m x 3.30m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat with enough room for a double bed and even larger storage pieces like a wardrobe or dresser. Sunlight filters in through the UPVC double glazed window, highlighting the sleek, modern laminate flooring. A radiator ensures the space stays warm and comfortable year-round.

## BEDROOM THREE

9'3" x 12'11" (2.82m x 3.94m)

The third bedroom sits at the front of the house, catching the morning light through a wide UPVC double-glazed window. There's more than enough space for a double bed, plus larger wardrobes or storage units without the room ever feeling cramped. Modern laminate flooring adds a clean, contemporary touch, and a radiator keeps the space warm and comfortable year-round.

## BEDROOM FOUR

6'5" x 9'8" (1.96m x 2.95m)

The fourth bedroom, while the most compact of the lot, comfortably accommodates

a small double bed and a few essential storage pieces. Sunlight spills in through the sleek UPVC double-glazed window, brightening the space and highlighting the modern laminate flooring. A discreet radiator keeps the room cozy, making the most of its efficient layout.

#### FAMILY BATHROOM

6'4" x 6'8" (1.93m x 2.03m)

The family bathroom is designed with a stylish, contemporary three-piece suite. At its center is a sleek, free-standing bathtub that's perfect for a relaxing soak. The hand basin and toilet are integrated into a smart combination unit, which includes a practical storage cupboard tucked neatly underneath for towels or toiletries. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while keeping the room bright. A modern radiator keeps the space warm, and the walls are finished with chic, easy-to-clean cladding that gives the bathroom a fresh, updated feel.

#### EXTERNAL

At the front of the property, an expansive block-paved driveway unfolds, providing generous space for multiple vehicles and creating a welcoming approach that spans the entire width of the house. In the rear, you'll find a charming, well-tended garden, complete with vibrant flowerbeds and a cozy summer house—perfect for quiet afternoons or entertaining guests in a peaceful, private setting.

#### PROPERTY INFORMATION

This property sits close to everything you need, whether you're heading out for groceries, meeting friends at a local café, or dropping the kids off at some of the area's most respected schools. The A19 is also just a quick drive away, making your daily commute or weekend getaways easier than ever.

#### 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.

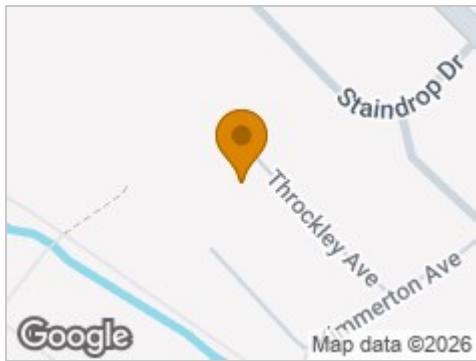
• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• 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



## Road Map



## Hybrid Map



## Terrain Map



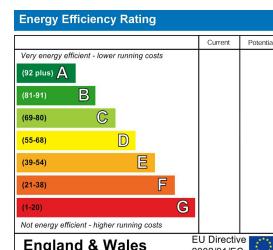
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.