PH ESTATE AGENTS

# 14 Heather Drive

, Middlesbrough, TS5 7BZ

Offers In The Region Of £185,000 3 2 2 D

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### HALLWAY

6'4" x 15'5" (1.93m x 4.70m)

Step through the crisp white UPVC double glazed door and you'll find yourself in a generously sized hallway, bright and welcoming. This central space offers convenient access to the reception dining room, the kitchen, a ground floor w.c, and the staircase leading to the first floor. Warmth radiates from a well-placed radiator, and there's a handy understair storage cupboard—perfect for tucking away coats, shoes, or cleaning supplies.

### RECEPTION/ DINING ROOM

12'4" x 17'7" (3.76m x 5.36m )

At the front of the room, you'll find a welcoming reception area, thoughtfully designed to comfortably fit a three-piece suite along with extra storage units. Sunlight filters in through a UPVC double-glazed window, casting a warm glow over the space. A radiator ensures year-round comfort, while a decorative fire surround with a fire below adds a cozy, inviting touch. Double doors open gracefully into the adjoining dining area, creating a seamless flow between the two spaces.

### KITCHEN

10'9" x 9'3" (3.28m x 2.82m )

The kitchen features a selection of crisp white wall, base, and drawer units, each finished with chrome handles for a modern touch. Rich, dark countertops offer a striking contrast, creating a sense of depth and sophistication in the space. A built-in electric oven is neatly integrated beneath a matching hob, with an extractor fan positioned overhead to keep the air fresh. Natural light pours in through a UPVC double glazed window that frames a pleasant view of the garden, while a convenient door opens directly onto the driveway. There's also ample space for your choice of free-standing appliances, making the kitchen both stylish and practical.

### GROUND FLOOR W.C

2'10" x 3'11" (0.86m x 1.19m )

The ground floor features a convenient w.c. fitted with a contemporary two-piece suite, including a sleek hand basin and a low-level toilet. The space is finished with stylish wall cladding and modern flooring, giving it a clean and inviting look.

### LANDING

2'11" x 10'7" (0.89m x 3.23m)

The landing gains access to the three spacious bedrooms, bathroom and toilet.

### BEDROOM ONE

9'5" x 11'9" (2.87m x 3.58m )

The first bedroom sits at the front of the home, catching plenty of natural light through a wide UPVC double glazed window that overlooks the street. With ample floor space, the room comfortably fits a double or king-size bed, while still leaving room for dressers or other storage furniture. Built-in sliding wardrobes run along one wall, offering generous storage without crowding the room. A modern radiator ensures the space stays warm and cozy year-round, making this bedroom both practical and inviting.

### BEDROOM TWO

10'5" x 12'9" (3.18m x 3.89m)

The second bedroom sits quietly at the back of the property, offering a peaceful retreat away from the main living areas. There's plenty of room for a double bed, along with extra storage units for all your belongings. Built-in wardrobes help keep things tidy and organized. A large UPVC double glazed window lets in soft natural light while helping to keep the room warm, thanks to the efficient radiator beneath.

### BEDROOM THREE

7'11" x 7'6" (2.41m x 2.29m)

The third bedroom is positioned at the front of the house, where natural light pours in through a UPVC double glazed window. Though compact, the room comfortably fits a single bed and offers just enough space for a small wardrobe or chest of drawers. A radiator beneath the window ensures the room stays warm and inviting, making it an ideal spot for a guest room or a cozy child's bedroom.

### FAMILY BATHROOM

7'11" x 6'1" (2.41m x 1.85m )

The bathroom is tucked away at the rear of the property, offering a sense of privacy and quiet. Inside, you'll find a thoughtfully arranged three-piece suite: a corner-paneled bathtub that invites long, relaxing soaks, a step-in shower cubicle enclosed with glass and fitted with a thermostat shower, and a hand basin set atop built-in storage for added convenience. The walls are lined with tiles that give the room a clean, polished look, while a radiator keeps the space warm and comfortable. Soft natural light filters through a frosted UPVC double-glazed window, ensuring the room feels bright yet remains completely private.

### TOILET

4'8" x 2'9" (1.42m x 0.84m)

In this property, the toilet is located in its own separate room, right next to the main bathroom. The space features a frosted UPVC double glazed window that lets in natural light while maintaining privacy, and the walls are partially tiled, adding a clean, modern touch.

### EXTERNAL

At the front of the property, a charming walled garden sets the house back from the street, while a spacious driveway runs alongside, providing access to both a covered carport and a secure garage. Around the back, you'll find a generous patio perfect for outdoor dining or relaxing on summer evenings, opening out onto a neatly maintained lawn bordered by mature shrubs and greenery. The home is conveniently located just a few minutes' drive from well-regarded local schools and a variety of shops, cafes, and other everyday amenities.

Tel: 01642 462153

## 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.

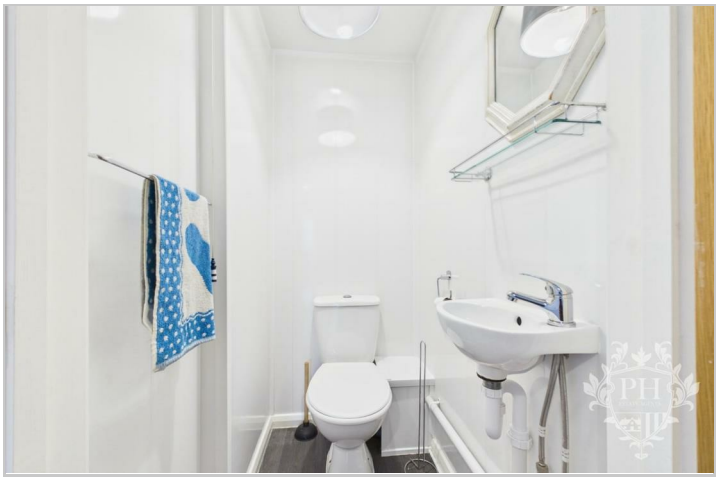
•Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have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

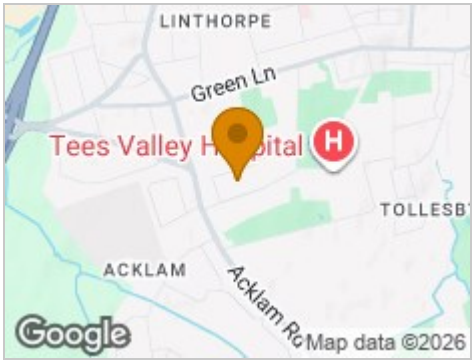
For further details or clarification, please contact our office directly.



## Road Map

## Hybrid Map

## Terrain Map

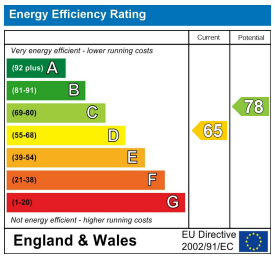



## Floor Plan

## 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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