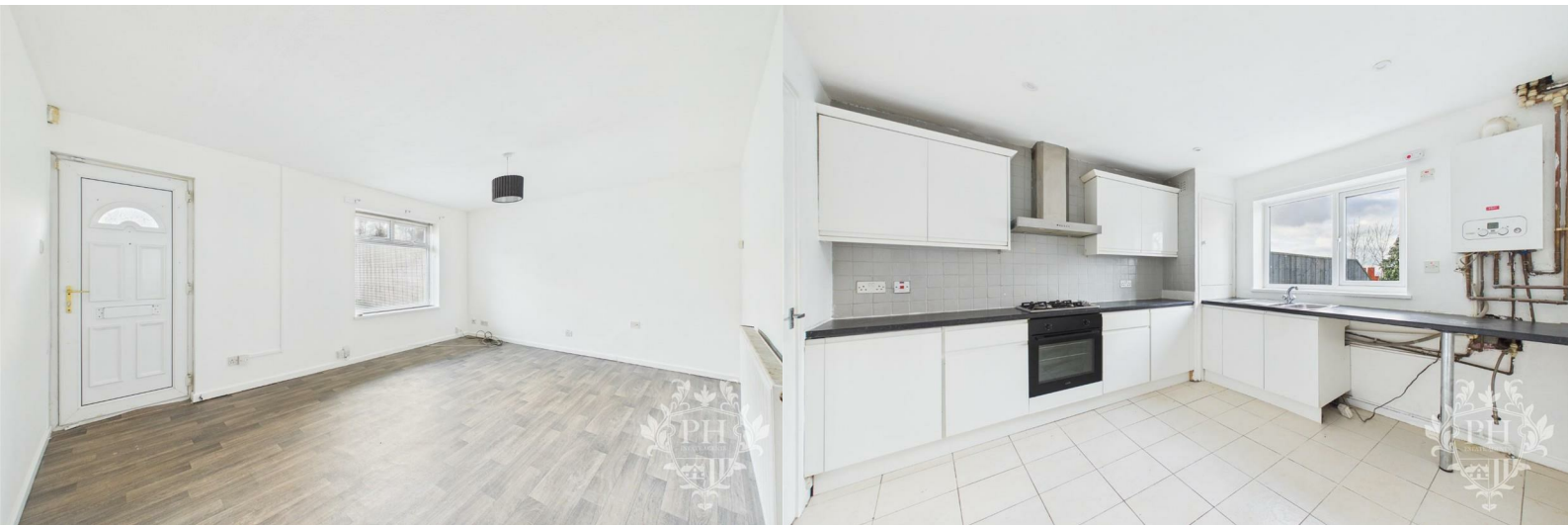




## 53 Moorcock Close , Middlesbrough, TS6 0TS

£85,000



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## RECEPTION ROOM

17'6" x 11'3" (5.33m x 3.43m)

Step inside through a sturdy UPVC double-glazed door and you'll find yourself in a reception room bathed in natural light. There's plenty of space here for a comfortable three-piece suite, with room left over for extra storage units or shelving. A large UPVC double-glazed window lets sunlight pour in, making the room feel warm and inviting, while a modern radiator keeps things cozy on colder days. The laminate flooring adds a sleek, contemporary touch and is both practical and stylish. The room opens up into the hallway, creating a seamless flow throughout the home.

## KITCHEN

11'5" x 11'3" (3.48m x 3.43m)

The kitchen is fitted with a stylish selection of sleek, white high-gloss wall cabinets, base units, and spacious drawers, all offset by striking dark countertops that offer plenty of room for meal prep. A built-in electric oven sits neatly below a ceramic hob, and there's ample space designed for your choice of free-standing appliances. Natural light streams in through a large UPVC double-glazed window, while a radiator keeps the space cozy. The floor is finished with durable, easy-to-clean tiles that add both practicality and a polished look to the room.

## GROUND FLOOR W.C

2'9" x 5'8" (0.84m x 1.73m)

The ground floor w.c features a modern two-piece suite, consisting of a hand basin and a low-level toilet. A frosted UPVC double glazed window allows for both natural light and privacy, while a radiator keeps the space comfortably warm. The crisp white walls help create a clean, bright atmosphere.

## HALLWAY

5'10" x 15'0" (1.78m x 4.57m)

The hallway is central to the property and gains access to the reception room, kitchen, ground floor w.c and first floor.

## LANDING

4'4" x 8'8" (1.32m x 2.64m)

Freshly laid grey carpets give the landing a soft, inviting feel as it opens onto three generously sized bedrooms and a well-appointed family bathroom.

## BEDROOM ONE

9'8" x 14'7" (2.95m x 4.45m)

The first bedroom sits at the front of the house, catching natural light through a wide UPVC double-glazed window. There's more than enough space for a double bed and generous storage, so you won't feel cramped even with larger wardrobes or dressers. Freshly painted walls and a plush, new grey carpet give the room a modern, inviting feel. A built-in storage cupboard offers a tidy spot to tuck things away, and the radiator keeps the space warm and comfortable year-round.

## BEDROOM TWO

10'4" x 11'6" (3.15m x 3.51m)

Tucked away at the back of the property, the second bedroom offers plenty of room for a comfortable double bed along with sizable wardrobes or dressers, so you won't have to worry about storage. Natural light pours in through a UPVC double-glazed window, while a sleek grey carpet underfoot and a modern radiator add warmth and style to the space.

## BEDROOM THREE

7'5" x 8'7" (2.26m x 2.62m)

The third bedroom is positioned at the front of the house, offering a cozy space that easily fits a single bed. While the room is compact, there's just enough room for a few essential storage pieces. Natural light streams in through the UPVC double glazed window, and a radiator keeps the space warm and comfortable.

## FAMILY BATHROOM

7'0" x 8'7" (2.13m x 2.62m)

The family bathroom features a classic three-piece suite, including a deep, paneled bathtub fitted with convenient shower attachments for both quick rinses and leisurely soaks. A sleek hand basin sits nearby, paired with a modern low-level toilet. The space is finished with a full tile surround that adds both style and protection, while a frosted UPVC double-glazed window lets in natural light without compromising privacy. A wall-mounted radiator keeps the room cozy, and a built-in airing cupboard offers practical storage for towels and linens.

## EXTERNAL

This property features both a charming front garden and a spacious rear garden, perfect for enjoying outdoor relaxation or a bit of gardening. At the back, you'll find convenient communal parking, making day-to-day living that much easier. Located just a quick drive or an easy stroll from shops, cafes, and local schools, the home is ideally situated for busy families or anyone who values easy access to everyday essentials.

## 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.

Tel: 01642 462153

- 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:

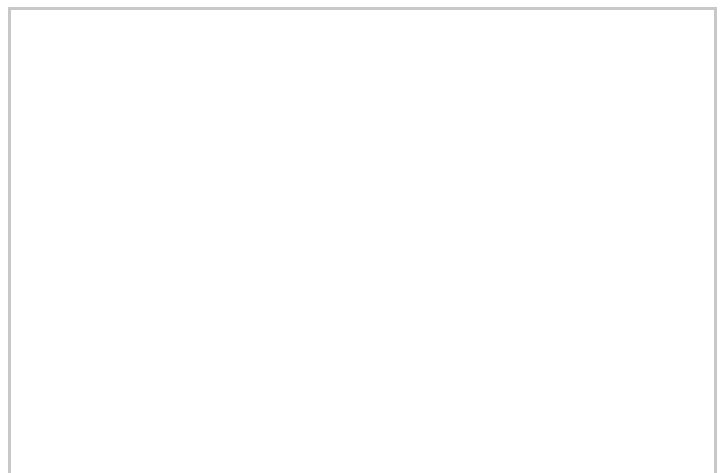
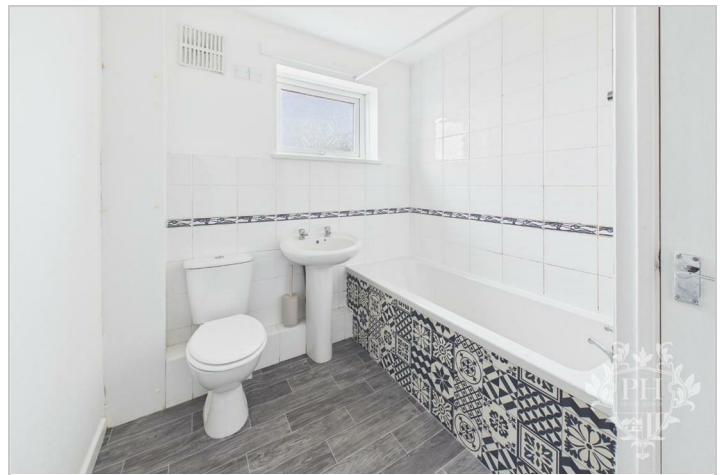
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### 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 U K 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



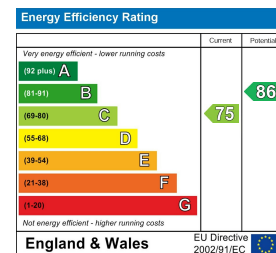
## Floor Plan



## 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.