PH ESTATE AGENTS

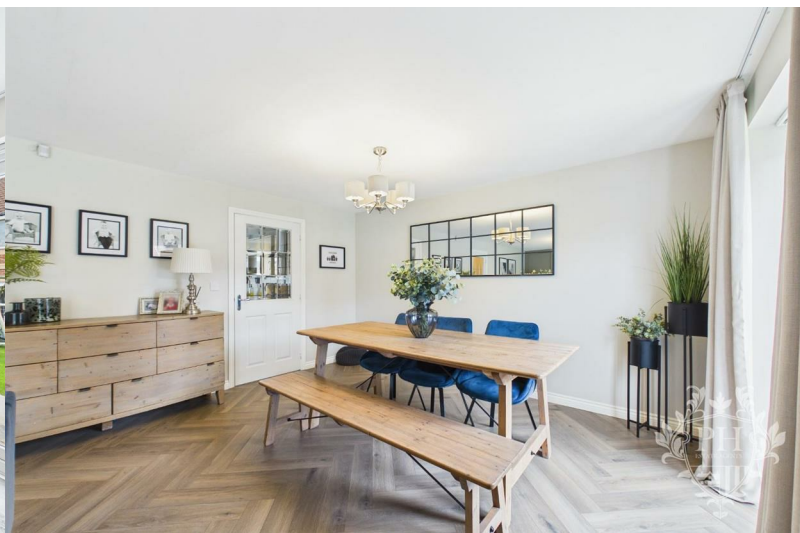


42 Maplewood Drive

, Middlesbrough, TS6 0GB

Offers In The Region Of £259,950 4 3 1





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HALLWAY

16'6" x 3'10" (5.03m x 1.17m)

Step through the sleek black composite front door and you're greeted by a bright, welcoming hallway. The space is finished with striking high-gloss grey tiles that reflect the natural light, giving the area a sense of depth and polish. Elegant wall paneling adds a touch of sophistication, while a modern radiator keeps the space warm and comfortable. From here, you have direct access to the spacious reception and dining room, the contemporary kitchen, a convenient ground floor w.c., and the staircase leading up to the first floor.

RECEPTION/ DINING ROOM

13'6" x 24'11" (4.11m x 7.59m)

The reception and dining room stretches generously across the back of the property, creating an open, inviting space filled with natural light. On the left, the dining area easily fits a large table—perfect for gatherings—with ample built-in storage to keep everything organized. Elegant French doors open directly onto the rear patio, blending indoor and outdoor living. To the right, the reception area is just as spacious, comfortably accommodating two three-seater sofas and providing even more storage options. This side of the room also features French doors leading out to the patio, making it easy to step outside or entertain. Throughout, the room boasts a fresh, modern feel, highlighted by a stylish paneled feature wall that adds character and visual interest.

KITCHEN

16'6" x 9'0" (5.03m x 2.74m)

The kitchen sits at the front of the house, welcoming in the morning light through a generous bay window. Sleek cream high gloss cabinets line the walls, offering plenty of storage with a mix of wall-mounted, base, and drawer units. The modern countertops provide ample space for meal prep, while integrated appliances — including an electric oven topped with a gas hob, a fridge freezer, and both a washing machine and dishwasher — make everyday tasks effortless. The floor is finished with striking grey high gloss tiles that extend seamlessly from the hallway, creating a sense of flow throughout the space. A breakfast bar adds a casual dining spot, and a radiator tucked beneath the window keeps the room warm and inviting year-round.

GROUND FLOOR W.C

3'8" x 5'9" (1.12m x 1.75m)

The ground floor w.c. is conveniently located just off the main hallway, offering easy access for guests and family members alike. Inside, you'll find a spacious layout that features a sleek hand basin set within a practical storage unit, alongside a modern low-level w.c. The room feels bright and inviting, thanks to the glossy high-shine floor tiles that seamlessly extend from the hallway, creating a sense of continuity and style. Partially tiled walls add a touch of contemporary elegance, while a well-placed radiator ensures the space stays comfortably warm throughout the year.

LANDING

3'8" x 12'3" (1.12m x 3.73m)

The landing is finished with a stylish, striped modern carpet that adds warmth and character to the space. From here, doors open to four generously sized double bedrooms, a spacious family bathroom, a handy storage cupboard, and convenient access to the loft.

BEDROOM ONE

13'7" x 10'8" (4.14m x 3.25m)

Tucked away at the back of the house, the master bedroom offers a quiet, private retreat. There's more than enough room for a king-size bed, bedside tables, and extra storage without ever feeling cramped. Sunlight filters in through a large UPVC double-glazed window, while a radiator keeps things cozy when the weather turns cold. The space is finished in calming, neutral tones and soft carpeting underfoot, creating a warm, welcoming atmosphere.

Step through to the en-suite, where you'll find a modern three-piece suite. The walk-in shower features a sleek glass enclosure and a thermostat-controlled shower for perfect water temperature every time. There's a contemporary hand basin with a storage unit tucked neatly underneath—ideal for keeping essentials out of sight—and a low-level toilet completes the set, all designed for both comfort and convenience.

BEDROOM TWO

10'0" x 11'11" (3.05m x 3.63m)

The second bedroom sits at the front of the house, catching plenty of natural light through its two large UPVC double glazed windows. Spacious enough for a king-size bed, the room still leaves ample room for additional storage furniture without feeling crowded. Soft carpeting underfoot and a radiator ensure comfort year-round, while the neutral color palette creates a calm, inviting atmosphere that's easy to make your own.

BEDROOM THREE

14'9" x 9'2" (4.50m x 2.79m)

The third bedroom sits at the front of the house, where sunlight streams in through a large UPVC double glazed window. There's plenty of space for a double bed, with room left over for extra storage units—ideal for keeping things tidy. Soft carpeting underfoot adds warmth and comfort, while a modern radiator keeps the space cozy all year round.

BEDROOM FOUR

15'11" x 9'8" (4.85m x 2.95m)

The fourth bedroom is generously sized, easily fitting a double or king-size bed while still leaving plenty of room for extra storage. Soft carpeting adds warmth underfoot, and a modern radiator keeps the space cozy. Natural light pours in through a large UPVC double glazed window, making the room feel bright and welcoming.

FAMILY BATHROOM

5'6" x 6'11" (1.68m x 2.11m)

The family bathroom features a stylish three-piece suite, including a deep, paneled bathtub fitted with elegant gold shower attachments and a sleek glass shower screen. There's a spacious hand basin and a low-level toilet, all set against a backdrop of contemporary tiling that adds a clean, modern touch. A large wall mirror reflects the space, making it feel even brighter, while a radiator ensures the room stays warm and comfortable.

EXTERNAL

This property enjoys an open outlook across a wide expanse of lawn, offering a real sense of privacy and space as there are no neighboring homes directly overlooking it. At the front, you'll find a generous double driveway leading up to an attached garage, providing plenty of off-street parking. Step out back and you'll discover a spacious rear

garden, thoughtfully laid out with a lush grassy area and a paved patio—perfect for outdoor dining or relaxing in the sun—all enclosed by secure fencing for peace of mind. The location is ideal for everyday convenience, with local shops, schools, and access to the A66 just a short drive away, making it especially handy for commuters.

IMPORTANT INFORMATION

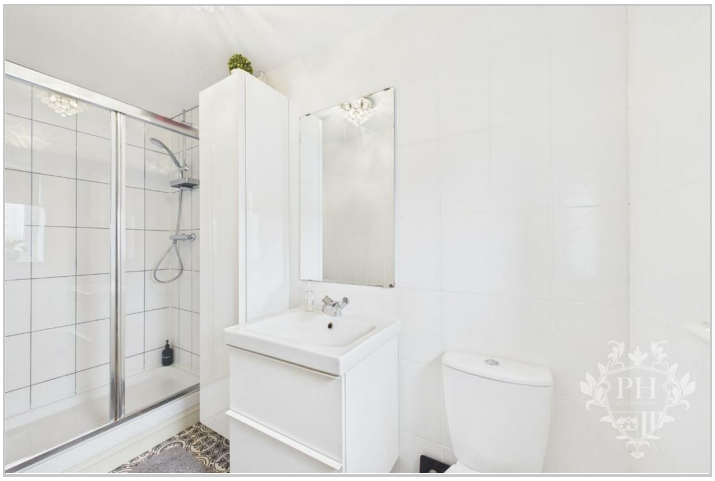
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How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:
Identification
• Valid passport or driving licence.
For Cash Purchases
• Evidence of cleared 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.
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•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.





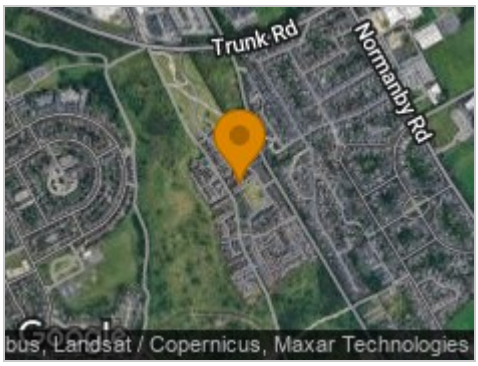




Road Map



Hybrid Map



Terrain Map



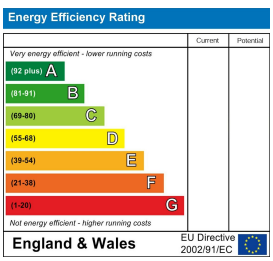
Floor Plan



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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