



PH ESTATE AGENTS



15 Kirkstall Avenue
, Middlesbrough, TS3 0JB

£105,000



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HALLWAY

12'9" x 3'6" (3.89m x 1.07m)

Step through the UPVC double glazed door into a sunlit hallway, where natural light spills across the floor and highlights the inviting space. From here, you can move easily into the spacious reception room, access the convenient ground floor w.c, or head upstairs to the first floor.

RECEPTION ROOM

12'8" x 9'5" (3.86m x 2.87m)

The reception room is spacious enough for a two-piece suite, with plenty of room left over for extra storage units. Natural light pours in through a large UPVC double glazed window, brightening the laminate floors and complementing the warmth from the radiator. Double internal doors open onto the kitchen diner, seamlessly connecting the two spaces and creating an inviting flow throughout the home.

KITCHEN/ DINER

11'6" x 18'0" (3.51m x 5.49m)

Sunlight fills the kitchen, bouncing off a generous stretch of light wood-effect cabinets lining the walls and base, with matching drawers providing a seamless look. The countertops are a striking high-gloss marble effect, gleaming under the natural light and adding a touch of sophistication to the space. At the heart of the kitchen sits a built-in oven with a sleek gas hob above, topped by a modern extractor fan that blends effortlessly into the design. There's ample room here for your choice of free-standing appliances, as well as a dining table that can easily accommodate family meals or gatherings with friends. Two large UPVC double glazed windows invite even more daylight in, while a matching UPVC double glazed door opens to the outside. A radiator ensures the room stays cozy, no matter the season.

GROUND FLOOR W/C

5'2" x 3'4" (1.57m x 1.02m)

The ground floor toilet features a modern two-piece suite, complete with a sleek hand basin and a low-level WC. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while brightening the space. A radiator ensures the room stays warm and comfortable year-round.

LANDING

9'0" x 6'7" (2.74m x 2.01m)

The landing is finished with plush carpeting underfoot and painted walls, creating a warm and inviting atmosphere. From here, you can easily access all three generously sized bedrooms, the family bathroom, and the loft above.

BEDROOM ONE

12'10" x 9'0" (3.91m x 2.74m)

The first bedroom sits at the front of the house, offering plenty of space for a double bed and sizable storage units without feeling cramped. Natural light pours in through a UPVC double-glazed window, and the room is kept cozy with a radiator. Soft carpeting underfoot adds a touch of warmth and comfort.

BEDROOM TWO

9'7" x 11'2" (2.92m x 3.40m)

The second bedroom is situated at the back of the property, offering a quiet retreat away from the main living areas. Generously sized, it easily fits a double bed while still leaving plenty of room for larger wardrobes or storage units. A built-in cupboard provides additional storage options, helping keep the space tidy and organized. Natural light pours in through a UPVC double-glazed window, and a radiator keeps the room comfortable year-round.

BEDROOM THREE

9'7" x 8'9" (2.92m x 2.67m)

The third bedroom, while the smallest in the house, still feels surprisingly spacious. There's enough room for a comfortable single bed, along with a wardrobe or chest of drawers to keep things organized. Natural light streams in through the UPVC double glazed window, making the space feel warm and inviting, while the radiator ensures it stays cozy year-round.

FAMILY BATHROOM

5'7" x 6'9" (1.70m x 2.06m)

The family bathroom features a modern three-piece suite, including an L-shaped bath with sleek shower attachments and a glass screen, a stylish hand basin, and a low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. The room is finished with contemporary wall panels and warmed by a radiator, creating a comfortable and inviting atmosphere.

EXTERNAL

This home features easy-care gardens at both the front and back, creating inviting outdoor spaces without the hassle of intensive upkeep. At the rear, you'll find a convenient garage, perfect for secure parking or extra storage. The location is ideal—just a short stroll from local shops, schools, and public transport, making everyday errands and commutes a breeze.

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

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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.

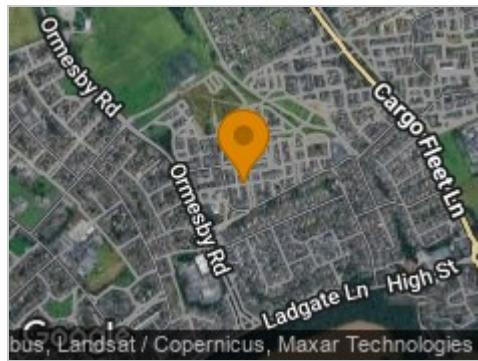
For further details or clarification, please contact our office directly.



Road Map



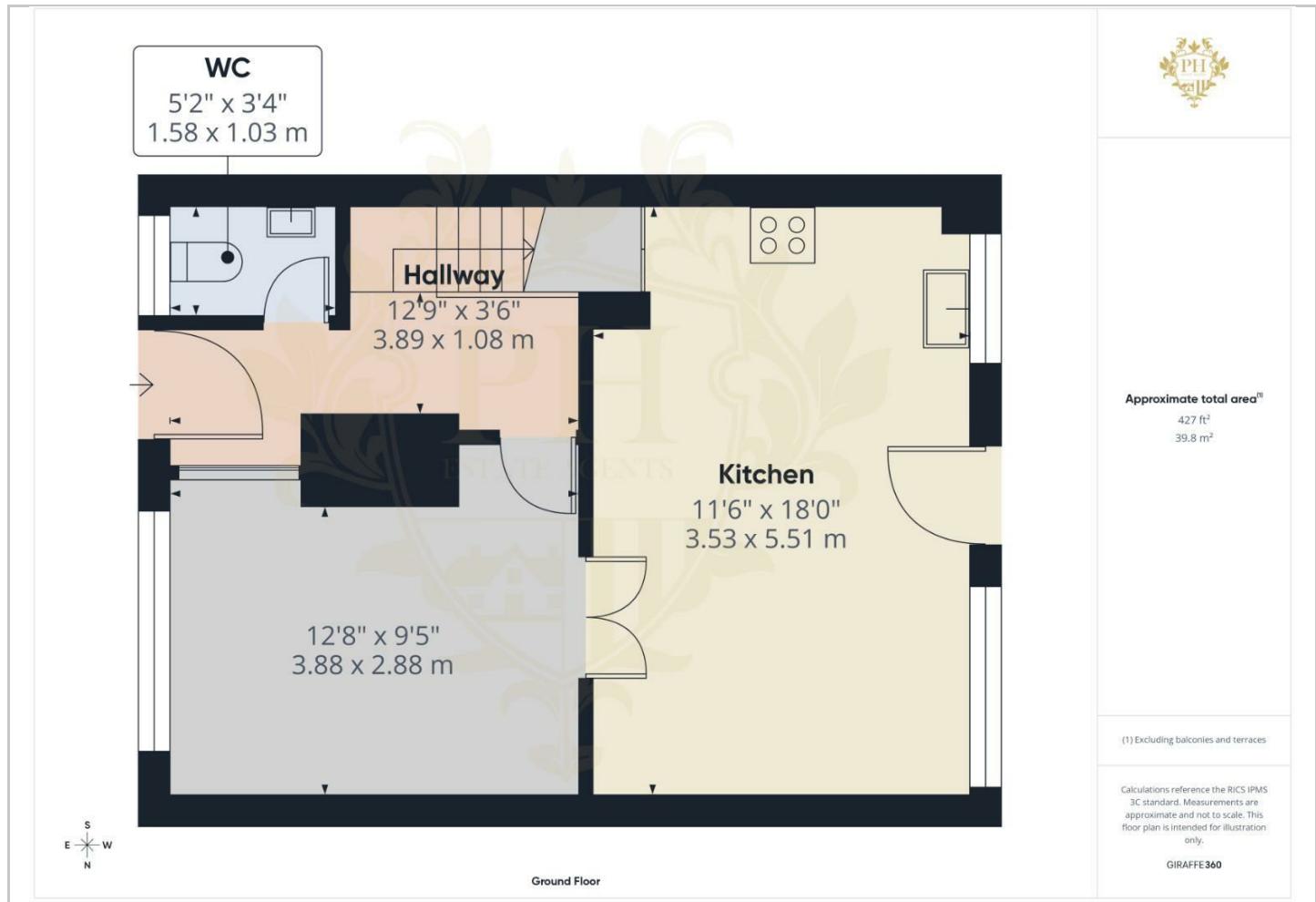
Hybrid Map



Terrain Map



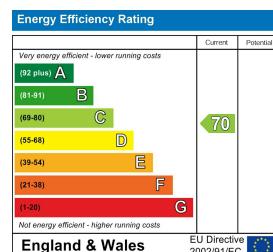
Floor Plan



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