PH ESTATE AGENTS



83 Nightingale Road

, Middlesbrough, TS6 9PY

£85,000

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HALLWAY

3'0" x 9'4" (0.91m x 2.84m)

Entering the property from the front garden, you are welcomed through a white UPVC double-glazed door into a bright entrance hallway. The hallway provides access to the reception/dining room, kitchen and staircase leading to the first floor.

The space benefits from a UPVC double-glazed window to the side aspect, allowing plenty of natural light into the entrance, together with a radiator providing warmth. An understairs storage cupboard offers useful additional storage space and helps to keep the hallway practical and uncluttered.

RECEPTION/ DINING ROOM

11'9" x 18'3" (3.58m x 5.56m)

The generously proportioned reception/dining room offers a versatile and welcoming living space, with ample room to accommodate a two-piece suite, additional storage furniture and a small dining table. The room benefits from UPVC double-glazed windows to both the front and rear aspects, providing good levels of natural light throughout the day.

Further features include a radiator and a traditional fire surround with a coal fire, creating a warm and homely focal point to the room. The spacious layout provides flexibility for both comfortable everyday living and dining.

KITCHEN

7'7" x 8'9" (2.31m x 2.67m)

Located to the rear of the property, the kitchen is well-appointed and offers a practical and functional layout. The room comprises an array of light-coloured wall, base and drawer units, complemented by matching light worktops, providing ample storage and preparation space.

Integrated appliances include a built-in oven with a gas hob positioned above, while there is additional space for freestanding appliances. A useful breakfast bar provides a convenient space for informal dining or food preparation.

The kitchen is further enhanced by a UPVC double-glazed window to the side aspect, allowing natural light into the room, together with a door providing direct access to the rear garden.

LANDING

6'11" x 3'6" (2.11m x 1.07m)

The first-floor landing provides access to the property's two well-proportioned double bedrooms and family bathroom. The landing benefits from a UPVC double-glazed window to the side aspect, allowing natural light to brighten the space. The layout provides a practical connection between the bedrooms and bathroom while maintaining a pleasant sense of space.

BEDROOM ONE

15'1" x 8'8" (4.60m x 2.64m)

Bedroom One is a generously proportioned double bedroom situated to the front aspect of the property. The room offers ample space for a double bed together with larger freestanding storage units, making it a practical and comfortable bedroom.

The room benefits from two UPVC double-glazed windows to the front aspect, allowing plenty of natural light into the space, along with a radiator providing warmth. Additional storage is provided by useful built-in over-bed storage and a separate built-in cupboard, maximising the available space and offering excellent storage solutions.

BEDROOM TWO

10'11" x 9'4" (3.33m x 2.84m)

Bedroom Two is situated to the rear aspect of the property and provides a comfortable and well-presented sleeping space, with sufficient room to accommodate a small double bed. The room benefits from built-in wardrobes, providing useful hanging and storage space, together with an additional built-in storage cupboard.

A UPVC double-glazed window allows natural light into the room, while a radiator provides warmth and comfort. The practical layout and integrated storage make this a versatile second bedroom, ideal for a guest room or additional sleeping accommodation.

FAMILY BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

The family bathroom is fitted with a modern three-piece suite comprising a walk-in shower with a curved glass screen and thermostatic shower, a hand basin with useful built-in storage cupboards, and a low-level WC.

The room is finished with tiled surrounds, providing a practical and easy-to-maintain finish, and further benefits from a radiator for added warmth. A frosted UPVC double-glazed window provides natural light while maintaining privacy, creating a bright and functional bathroom space.

EXTERNAL

Externally, the property benefits from a low-maintenance front garden, enclosed by a brick wall with decorative railings, providing an attractive approach to the property. A shared driveway leads to the garage, offering convenient off-road parking and additional storage.

To the rear, there is a fully fenced garden providing a private and enclosed outdoor space. The garden features a paved patio area, ideal for outdoor seating, entertaining or enjoying the warmer months, while remaining relatively easy to maintain.

The property is also conveniently positioned within easy reach of a range of local amenities and well-regarded schools. Eston High Street is just a short distance away, providing access to everyday shops and services, while excellent transport links can be found nearby via the A66 and A174, making the property well placed for access to surrounding areas.

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.









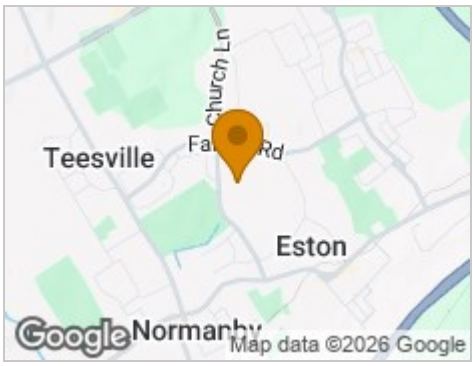
Road Map



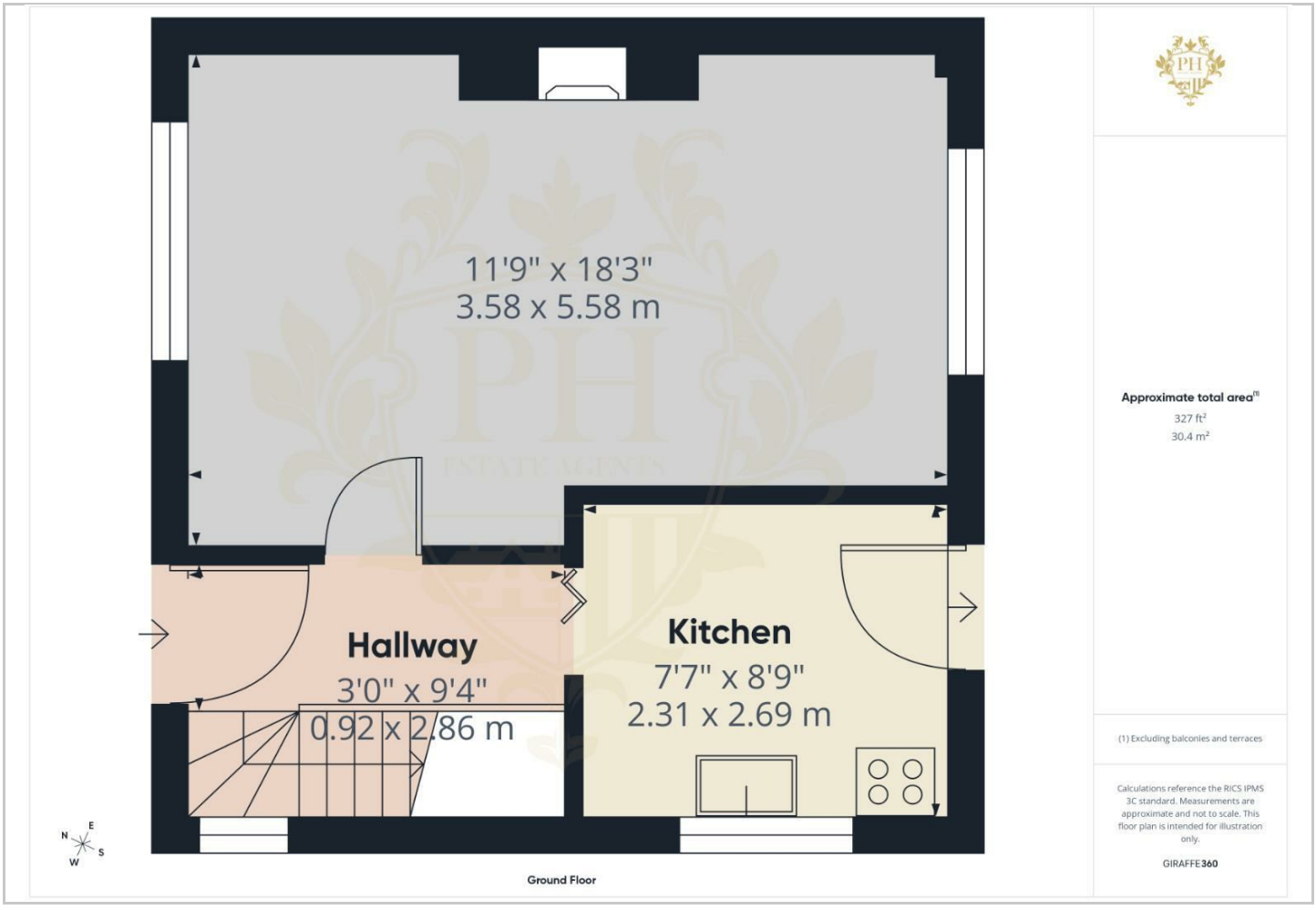
Hybrid Map



Terrain Map



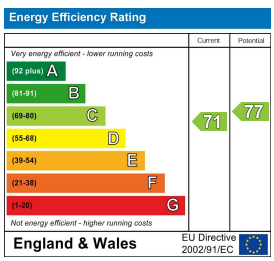
Floor Plan



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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