



22 Cranford Avenue

, Middlesbrough, TS6 0AU

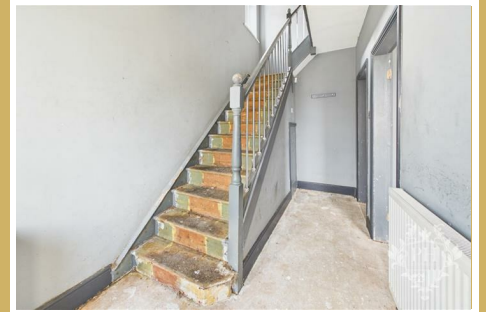
£120,000



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HALLWAY

13'3" x 6'6" (4.04m x 1.98m)

Step through the double glazed UPVC front door, leaving the garden behind as you enter a bright, welcoming hallway. Sunlight streams in, illuminating the space and guiding you toward the reception room, the spacious kitchen and dining area, or up the staircase to the first floor.

RECEPTION ROOM

13'9" x 11'6" (4.19m x 3.51m)

The reception room is situated at the front of the property, inviting natural light through a generous bay window that frames the space. Designed for both comfort and practicality, it easily fits a two-piece suite with room to spare for additional storage units. A radiator sits beneath the window, ensuring the room stays warm and welcoming throughout the year.

KITCHEN/ DINER

10'1" x 6'5" - 13'10" x 12'5" (3.07m x 1.96m - 4.22m x 3.78m)

Tucked away at the back of the house, the kitchen is both stylish and practical. It features sleek grey cabinets along the walls and beneath the countertops, offering plenty of storage in the form of wall units, base cupboards, and deep drawers. The modern worktops give the space a clean, contemporary feel, complemented by a built-in oven and designated areas for your larger free-standing appliances. To the right, the room opens up into a welcoming dining area, centered around a versatile island that's perfect for casual meals or entertaining guests. Sunlight pours in through a set of french doors, which lead directly out to the rear garden, creating a seamless flow between indoor and outdoor living.

LANDING

8'10" x 3'1" (2.69m x 0.94m)

The landing gains access to the properties three bedrooms, bathroom and loft.

BEDROOM ONE

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

The first bedroom sits at the front of the house, catching natural light through its generous window and offering a welcoming view of the neighborhood. The space easily fits a double bed with room to spare for larger wardrobes or dressers, and a radiator keeps the room comfortable year-round.

BEDROOM TWO

13'11" x 9'8" (4.24m x 2.95m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat, spacious enough to comfortably fit a double bed as well as larger storage pieces. It features sleek sliding door wardrobes for effortless organization, a window that fills the room with natural light, and a radiator to keep things cozy year-round.

BEDROOM THREE

7'4" x 8'5" (2.24m x 2.57m)

The third bedroom sits at the front of the house, where natural light spills in through a well-placed window. There's just enough room for a single bed, with space for a few storage units or a compact dresser. A radiator beneath the window helps keep the room cozy, making it a comfortable spot for a child, guest, or even a small home office.

BATHROOM

8'3" x 7'5" (2.51m x 2.26m)

The bathroom features a well-appointed four-piece suite, offering a paneled jet corner bath for relaxing soaks, a separate shower cubicle, a sleek hand basin, and a modern toilet. Natural light filters in through a frosted window, while a radiator keeps the space comfortably warm.

EXTERNAL

This property features beautifully maintained front and rear gardens, providing plenty of space for relaxing outdoors or entertaining guests. You'll also enjoy the convenience of off-street parking. Located just a short stroll from local shops, cafes, and schools, the home offers easy access to everything you need for daily life.

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:

Tel: 01642 462153

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.

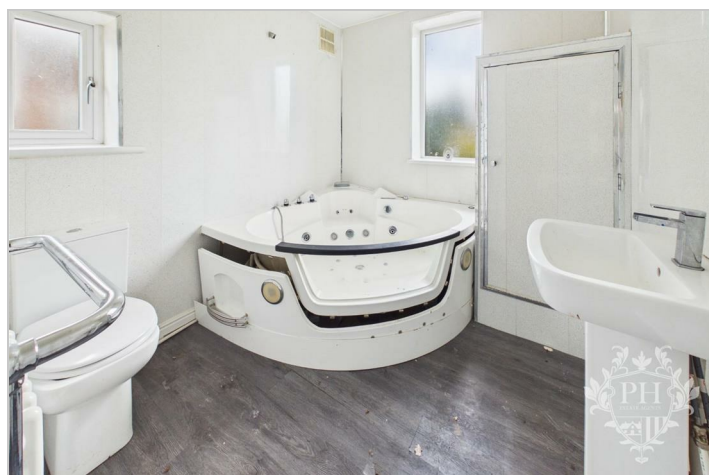
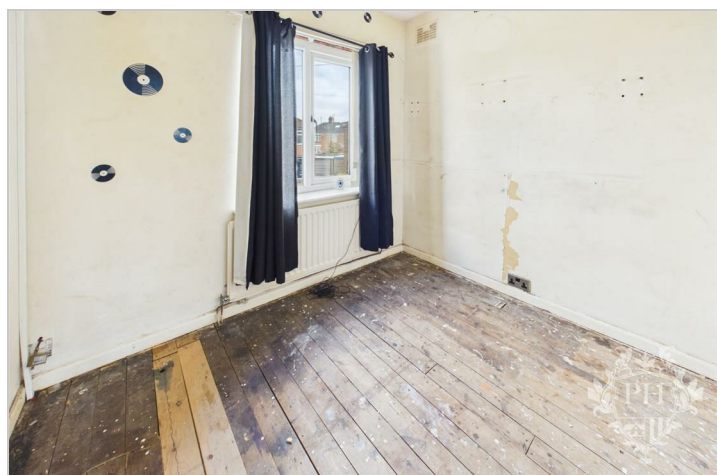
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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



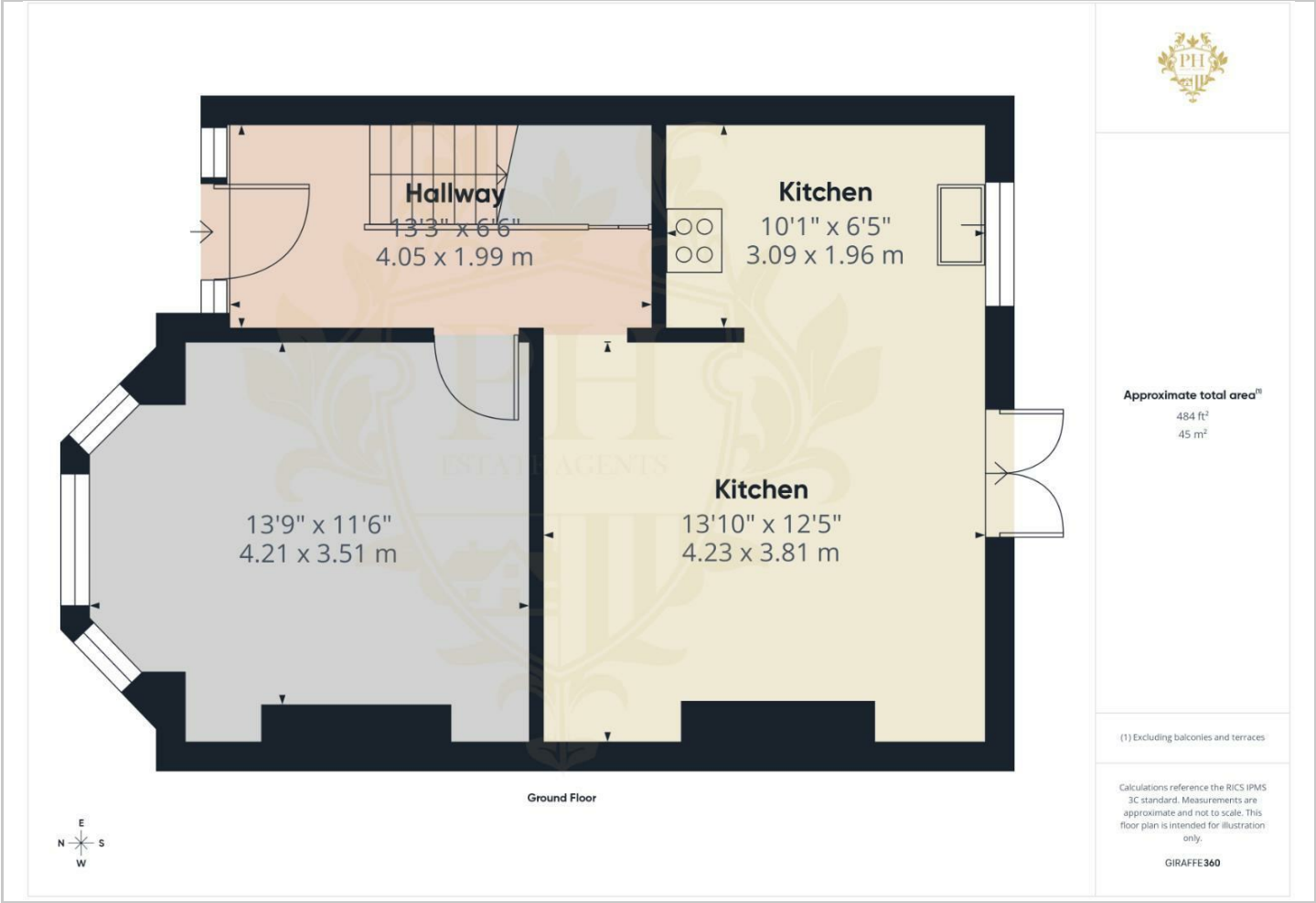
Hybrid Map



Terrain Map



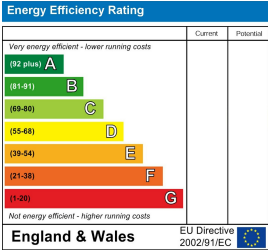
Floor Plan



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



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.