PH ESTATE AGENTS

15 Birkhall Road

, Middlesbrough, TS3 9HY

Offers In The Region Of £90,000

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HALLWAY

7'8" x 5'9" (2.34m x 1.75m)

Entering the property through a UPVC double entrance door from the front garden, you are welcomed into a spacious and inviting hallway. The hallway provides access to the reception room, kitchen/diner and first-floor accommodation via the staircase, offering a practical and well-connected entrance to the home.

The hallway benefits from a useful understairs storage cupboard, providing valuable additional storage space, together with a radiator for added warmth and comfort.

RECEPTION ROOM

10'5" x 17'2" (3.18m x 5.23m)

The spacious reception room is conveniently positioned directly off the hallway and offers ample space to comfortably accommodate a three-piece suite, along with additional storage or display units. The room benefits from UPVC double-glazed windows to both the front and rear elevations, allowing plenty of natural light to flow throughout the space. Further features include a radiator and a gas fire with an attractive brick surround and integrated floor-level shelving, providing both a practical and characterful focal point to the room.

KITCHEN DINER

13'9" x 10'11" (4.19m x 3.33m)

The well-appointed kitchen features a range of wood-effect wall, base and drawer units, complemented by light-coloured worktops and a stainless steel sink with mixer tap. There is ample space for a selection of freestanding appliances, while the central area of the room provides sufficient space for a small dining table, creating a practical and sociable setting for everyday meals.

The kitchen is further enhanced by a UPVC double-glazed window, providing natural light and outlook, while a door leads directly through to the useful utility/washroom and additional storage area, adding further practicality to the property.

LANDING

5'9" x 11'5" (1.75m x 3.48m)

The generously sized first-floor landing provides access to all three bedrooms, the family bathroom and the loft space. The landing benefits from a UPVC double-glazed window, allowing plenty of natural light into the area, while a built-in storage cupboard provides useful additional storage and helps to keep the space practical and well organised.

BEDROOM ONE

9'9" x 14'2" (2.97m x 4.32m)

The first bedroom is a generously proportioned double bedroom, offering ample space to comfortably accommodate either a double or king-size bed, along with additional freestanding bedroom furniture and storage units. The room benefits from UPVC double-glazed windows to both the front and rear elevations, allowing an abundance of natural light to fill the space. Further features include a radiator and a useful built-in storage cupboard, providing additional practical storage.

BEDROOM TWO

10'3" x 10'4" (3.12m x 3.15m)

The second bedroom is positioned to the rear of the property and is a well-proportioned double bedroom, offering ample space to comfortably accommodate a double bed along with larger freestanding wardrobes and additional bedroom furniture. The room benefits from a UPVC double-glazed window, providing plenty of natural light, as well as a radiator for warmth and a useful built-in storage cupboard, offering additional practical storage space.

BEDROOM THREE

10'7" x 6'6" (3.23m x 1.98m)

The third bedroom is positioned to the front of the property and offers a versatile space that can comfortably accommodate either a small double bed with limited larger storage furniture, or alternatively, a single bed with additional storage units and bedroom furniture. The room benefits from a UPVC double-glazed window, allowing natural light to enter, along with a radiator and a useful built-in storage cupboard, providing valuable additional storage space.

FAMILY BATHROOM

5'11" x 5'5" (1.80m x 1.65m)

The family bathroom is currently in need of modernisation and offers an excellent opportunity for the new owner to update and personalise the space to their own taste. At present, the room comprises a three-piece suite, including a panelled bath with an electric shower over, a hand basin and a low-level WC. The walls are partially tiled, providing a practical finish, while additional features include a radiator and a frosted UPVC double-glazed window, allowing natural light into the room while maintaining privacy.

EXTERNAL

Externally, the property offers convenient on-street parking alongside a well-established front garden, enclosed by a privet hedge that provides a degree of privacy and kerb appeal.

To the rear, there is a generously sized, fully fenced garden offering a combination of patio and lawned areas, providing a versatile outdoor space ideal for relaxing, entertaining and family use. The enclosed nature of the garden also makes it a practical space for those with children or pets.

The property is conveniently located within easy reach of a range of local amenities and well-regarded schools, while Cargo Fleet Lane is also just a short distance away, providing excellent access to surrounding areas and local transport links.

Tel: 01642 462153

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.

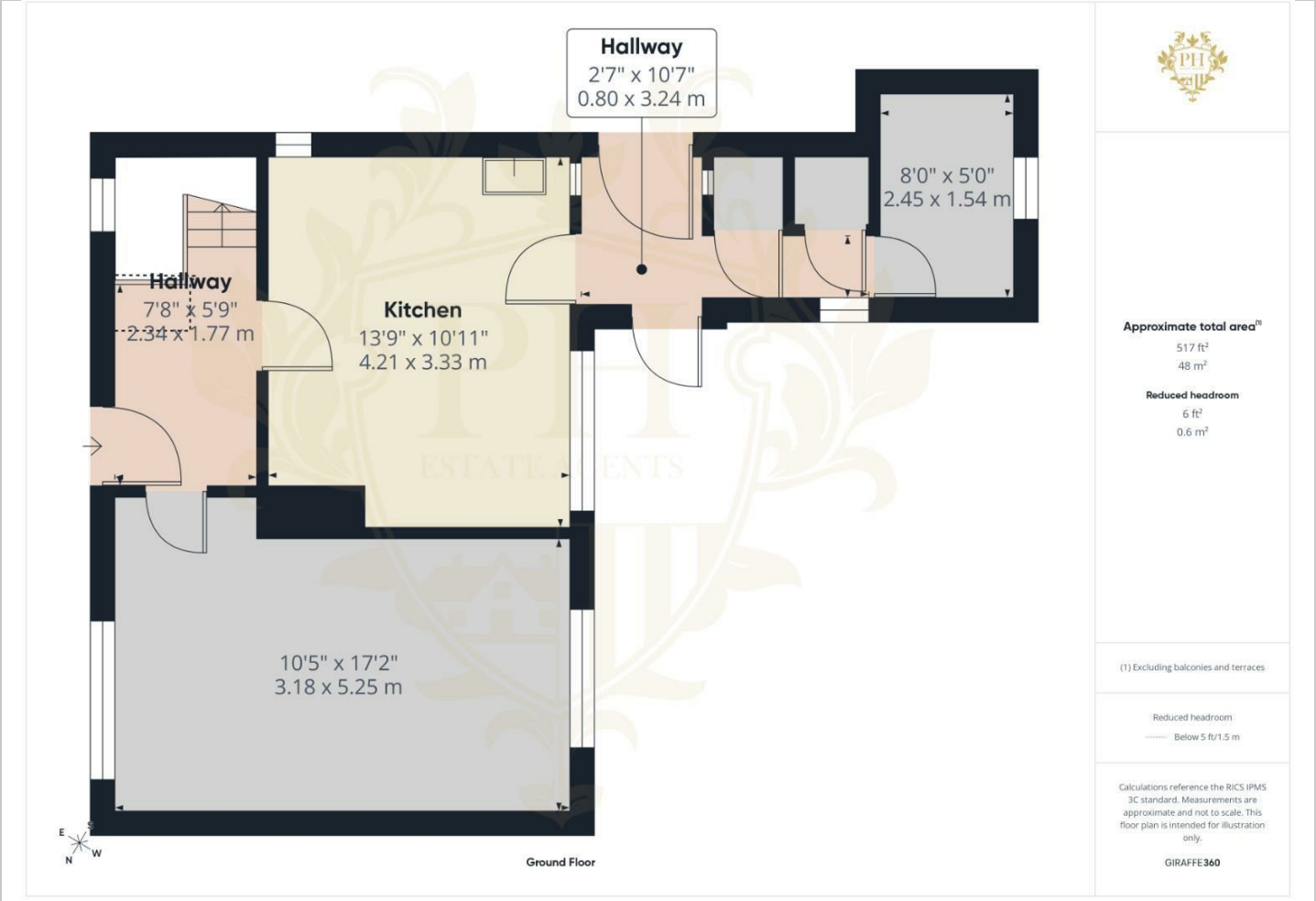
For further details or clarification, please contact our office directly.

Road Map

Hybrid Map

Terrain Map

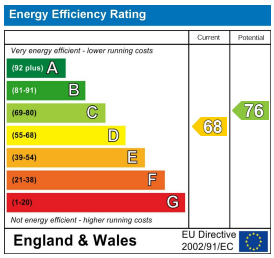
Floor Plan



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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