



# 110 Roseberry Road

, Middlesbrough, TS4 2QQ

Offers In The Region Of £115,000



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### HALLWAY

3'9" x 6'3" (1.14m x 1.91m)

Step through the soft pastel green composite door and into a bright, contemporary entranceway. Natural light spills across the space, guiding you toward both the reception room and the staircase to the first floor. The entrance features plush carpeting underfoot, freshly painted walls in a calming palette, and a sleek radiator that keeps the area warm and inviting.

### RECEPTION ROOM

11'11" x 12'10" (3.63m x 3.91m)

The reception sits at the front of the house, welcoming in natural light through a large UPVC double-glazed window that looks out onto the street. There's plenty of room here for a comfortable two-piece suite, with space left over for extra storage units or a bookshelf if you like. The soft carpet underfoot pairs nicely with a stylish feature wall, creating a cozy spot to relax or entertain guests. Tucked beneath the stairs, a handy storage cupboard keeps clutter out of sight. Double doors open directly from the reception into the kitchen diner, making the space feel open and connected.

### KITCHEN DINER

14'10" x 9'7" (4.52m x 2.92m)

The kitchen features sleek, contemporary light high-gloss cabinets—wall-mounted, base, and drawer units—all accented by gleaming chrome handles. The wood-effect countertops add warmth and texture, creating a striking contrast against the smooth cabinet surfaces. There's ample room for your choice of freestanding appliances, allowing you to customize the space to your needs. Natural light pours in through two UPVC double-glazed windows, one overlooking the side of the house and the other framing views to the rear. Toward the back of the kitchen, there's plenty of space for a dining table, ideal for casual meals or entertaining guests. French doors open directly onto the decking, seamlessly connecting the indoor cooking and dining area with the outdoor living space.

### LANDING

6'1" x 7'10" (1.85m x 2.39m)

The landing is warmly finished with soft carpeting underfoot and features a sleek UPVC double glazed window along the side, allowing natural light to brighten the space throughout the day. From here, you have convenient access to two generously sized bedrooms, a well-appointed family bathroom, and the loft, offering both comfort and functionality.

### BEDROOM ONE

12'8" x 9'0" (3.86m x 2.74m)

The first bedroom sits at the front of the house, bathed in natural light from a large UPVC double-glazed window. There's ample room for a double bed and generous storage, so you don't have to compromise on comfort or organization. The beige carpet runs the length of the room, adding a warm, modern touch, while a radiator keeps the space cozy all year round.

### BEDROOM TWO

8'5" x 13'8" (2.57m x 4.17m)

Tucked away at the back of the house, the second bedroom offers a quiet retreat. There's ample room for a small double bed, plus larger storage units without feeling cramped. Sunlight filters in through a modern UPVC double-glazed window, highlighting the sleek laminate flooring, while a radiator ensures the space stays warm and comfortable year-round.

### FAMILY BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

The family bathroom features a sleek, contemporary three-piece suite, including a spacious step-in shower cubicle with a crystal-clear glass surround and an easy-to-use thermostat-controlled shower. A modern hand basin sits atop a stylish vanity, paired with a low-profile toilet for a streamlined look. Natural light softly filters through a frosted UPVC double glazed window, offering privacy while brightening the space. The room is finished with wall and floor tiles, and a polished chrome towel warmer adds a touch of luxury and warmth.

### LOFT SPACE

13'11" x 10'3" (4.24m x 3.12m)

A door off the landing opens to a staircase, drawing you up into the loft. At the top, you'll find an airy retreat currently set up as a creative workspace, perfect for crafts or quiet projects. Natural light spills in from two skylight windows overhead, illuminating the area and making it feel open and inviting. The loft also offers easy access to the eaves, providing plenty of handy storage tucked discreetly beneath the sloping roof.

### EXTERNAL

At the front of the property, a tidy, well-kept garden welcomes you—perfect for adding your own touch of greenery or seasonal flowers. Step around to the back and you'll find a larger, private garden that features both a lush lawn and an inviting raised deck, ideal for relaxing or entertaining guests on summer evenings. The rear garden also offers practical access to the garage and a convenient passageway to the street, blending comfort with functionality.

### 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.

Tel: 01642 462153

#### 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.

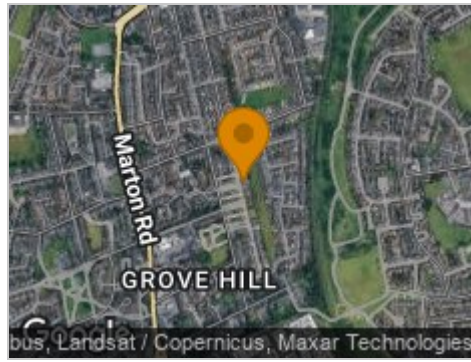
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, 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.



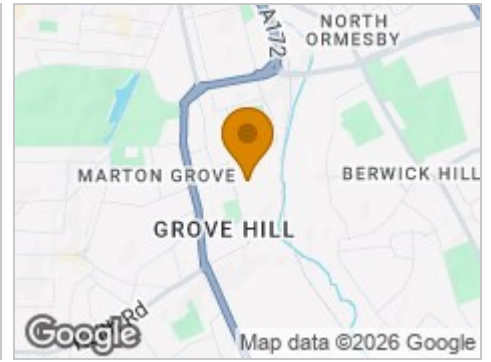
## Road Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.