PH ESTATE AGENTS



54 Sycamore Road

Ormesby, Middlesbrough, TS7 9DP

Offers In The Region Of £239,950 3 1 1 D





54 Sycamore Road

Ormesby, Middlesbrough, TS7 9DP

Offers In The Region Of £239,950







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.

ENTRANCE

7'2 x 5'1 (2.18m x 1.55m)
Step through the solid uPVC door into the welcoming entrance hall, where the cool, smooth tiles underfoot make for easy cleaning. This practical space sets the tone for the rest of the home, with its direct access to the study to the left.

STUDY

7'2 x 6'10 (2.18m x 2.08m)
The study, bathed in natural light from the front-facing bow window, features carpeting and central heating radiator and white walls that create a serene and focused environment for work or relaxation.

ENTRANCE HALLWAY

18'9 x 3'4 (5.72m x 1.02m)
The entrance hall serves as the central hub of the home, with doors leading to the three bedrooms, reception room, family bathroom, kitchen, and loft space.

RECEPTION ROOM

15'9 x 21'9 (4.80m x 6.63m)
The expansive reception room is a light-filled oasis that seamlessly blends indoor and outdoor living. Large uPVC windows and French doors bathe the room in a warm, diffused glow, while the neutral decor and plush furnishings create an inviting atmosphere for socialising or unwinding. The striking feature electric fireplace, with its log burner affect set in a rustic brick surround, adds a touch of cosy charm and warmth to the space.

KITCHEN

12'5 x 11'6 (3.78m x 3.51m)
The kitchen offers a more intimate and functional area for meal preparation. The wood kitchen units, in a warm, honeyed tone, provide ample storage and counter space, while the integrated oven and space for appliances make cooking a breeze. A large uPVC window overlooks the side elevation, allowing for plenty of natural light and a peek at the lush gardens beyond. An additional window and door lead directly out to the gardens and garage, making for easy access to outdoor adventures.

MASTER BEDROOM

12'10 x 11'6 (3.91m x 3.51m)

The main bedroom, located at the front of the home, is a light-filled oasis with beautifully bow windows that overlooks the front and side garden. The room boasts generous fitted wardrobes and drawers, ensuring ample space for your belongings, as well as a cosy central heating radiator for those chilly mornings.

BEDROOM TWO

10'5 x 11'6 (3.18m x 3.51m)

Venture further into the home, and you'll find bedroom two, a spacious retreat with a large bow window that lets in an abundance of natural light and offers views of the side garden. This room is perfect for relaxation, with its carpet and inviting radiator tucked beneath the window. Whether you're curled up with a book or enjoying a quiet morning coffee, you'll love the peaceful ambiance this room provides

BEDROOM THREE

10'11 x 9'1 (3.33m x 2.77m)

For those who need a smaller but perfectly functional space, bedroom three is the ideal solution. This cosy room can comfortably fit a double bed and features a convenient uPVC window and radiator. Though compact, this room punches above its weight with its warm finishes and inviting atmosphere.

FAMILY BATHROOM

7'4 x 9'1 (2.24m x 2.77m)

The family bathroom, which, though in need of a refresh, offers all the essentials. The three-piece suite includes a toilet, basin set in a white unit, and a bath with a shower overhead. The bathroom walls are fully tiled for easy cleaning, and a frosted uPVC window provides natural light and ventilation. Imagine updating the fixtures and finishes to create a modern, spa-like retreat in this space.

EXTERNAL

Stepping outside, you'll be greeted by the home's expansive gardens, a true outdoor oasis. Lush greenery and well-maintained beds create a peaceful atmosphere, perfect for relaxation or outdoor entertaining. The property also features a garage and a generous front and side driveway, providing ample off-street parking for you and your guests.

Imagine the potential this home has to offer – from cosy weekend mornings to lively dinner parties. With a little imagination and some thoughtful updates, this charming home can be transformed into your dream space.





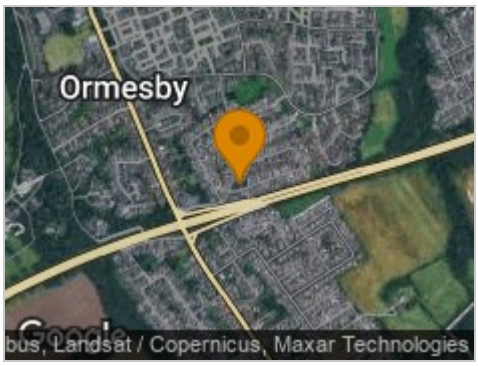




Road Map



Hybrid Map



Terrain Map



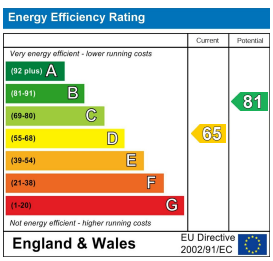
Floor Plan



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.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/