



179 Carisbrooke Avenue

, Middlesbrough, TS3 9LR

Offers In The Region Of £95,000



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HALLWAY

13'3" x 5'10" (4.04m x 1.78m)

Step through the carefully tended front garden and into a sunlit hallway, where natural light spills across polished floors. The entryway opens up to the main reception room and a spacious kitchen, with a staircase leading to the upper floor. Tucked beneath the stairs, you'll find a convenient storage area—perfect for keeping things tidy and out of sight.

RECEPTION ROOM

13'3" x 12'3" (4.04m x 3.73m)

Tucked away at the back of the house, the reception room feels inviting and spacious, easily fitting a comfortable two-piece suite along with extra storage for all your essentials. A classic fire surround serves as a cozy focal point, while a large window lets in plenty of natural light. The room is kept warm by a radiator, and a door at one end leads seamlessly into the dining room beyond.

DINING ROOM

9'9" x 9'4" (2.97m x 2.84m)

At the back of the house, the dining room offers plenty of space for a large table—perfect for family dinners or entertaining guests. Natural light streams in through a generous window, while a radiator keeps the room comfortable year-round. One door leads directly into the kitchen, making serving meals easy, and another opens into the reception room, creating a welcoming flow between the main living areas.

KITCHEN

9'9" x 8'9" (2.97m x 2.67m)

The kitchen features light-colored cabinets and drawers, paired with striking dark countertops that create a modern contrast. There's plenty of room for your choice of free-standing appliances, making the space both functional and flexible. Sunlight filters in through a UPVC double glazed door, which opens to the side of the property, while an interior door connects the kitchen seamlessly to the hallway and the dining room, offering a natural flow for both everyday living and entertaining.

LANDING

9'0" x 6'0" (2.74m x 1.83m)

Flooded with natural light, the airy landing serves as a central hub, opening onto three generously sized bedrooms, a well-appointed bathroom, and a versatile loft space. A side-facing window offers a pleasant view, drawing in the gentle glow of the outdoors and lending a warm, inviting atmosphere to this part of the home.

BEDROOM ONE

9'10" x 12'3" (3.00m x 3.73m)

Tucked away at the back of the house, the first bedroom offers a peaceful retreat, easily spacious enough for a double bed and generous storage units. Natural light filters in through the window, highlighting the room's clean lines

and making the space feel even more inviting. A built-in storage cupboard adds convenience, while a radiator ensures the room stays comfortable year-round.

BEDROOM TWO

11'7" x 10'3" (3.53m x 3.12m)

Tucked away at the back of the home, the second bedroom offers a generous layout that easily accommodates a double bed along with larger storage pieces, such as a wardrobe or chest of drawers. Natural light spills in through the window, creating a bright and welcoming atmosphere, while the radiator ensures the space stays cozy year-round. There's also a built-in storage cupboard, perfect for keeping the room tidy and organized.

BEDROOM THREE

8'6" x 8'0" (2.59m x 2.44m)

The third bedroom sits at the front of the house, where sunlight filters in through a well-placed window. It's sized just right for a single bed, with enough room to squeeze in a small wardrobe or chest of drawers. A radiator beneath the window keeps the space cozy, making it a comfortable retreat despite its compact footprint.

FAMILY BATHROOM

5'5" x 6'0" (1.65m x 1.83m)

The bathroom has been thoughtfully updated and now features a sleek wet room design. An electric shower sits neatly above a spacious tray, enclosed by a smooth-gliding glass door that keeps water contained while adding a modern touch. There's a contemporary hand basin with clean lines, paired with a low-level toilet for easy access. The walls are finished with elegant, easy-to-clean cladding that gives the space a fresh, polished feel. Natural light filters in through a frosted window, providing privacy without sacrificing brightness, and a well-placed radiator ensures the room stays warm and comfortable year-round.

EXTERNAL

The property features a charming, fully fenced front garden—perfect for relaxing outdoors or letting children play safely. At the back, you'll find an expansive rear garden with plenty of room for gardening, entertaining, or unwinding in the fresh air. Convenient communal on-street parking is available right in front of the house. Plus, you're only a short walk or quick drive from local shops, schools, and all the conveniences of Cargo Fleet Lane.

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

Tel: 01642 462153

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.

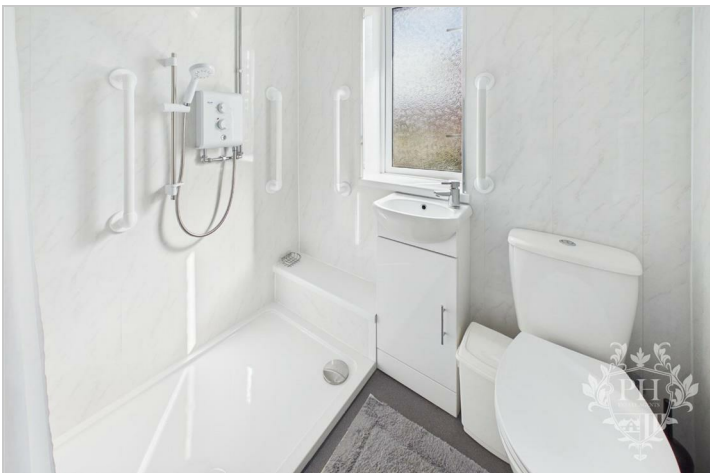
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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



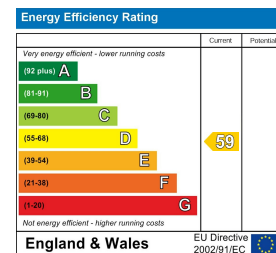
Floor Plan



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



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.