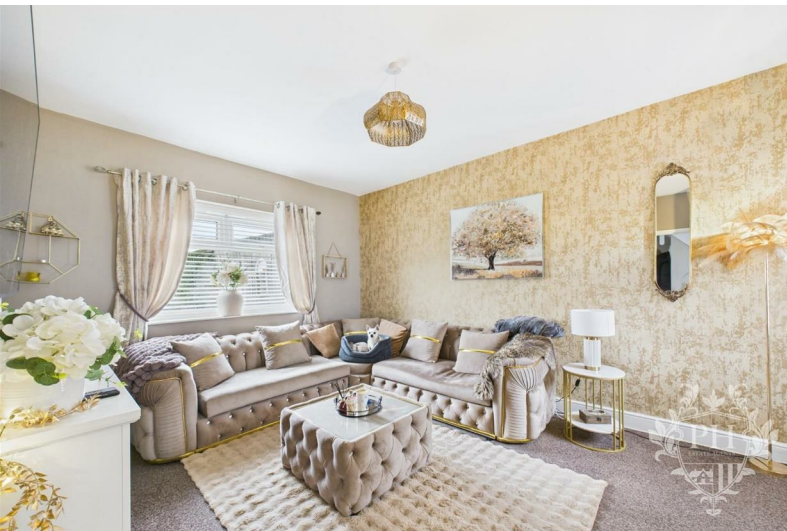




## 20 Easson Street , Middlesbrough, TS4 2SL

£110,000



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## HALLWAY

9'11" x 6'0" (3.02m x 1.83m)

Step inside through a sleek UPVC door and you're greeted by a light-filled hallway, where sunlight spills across modern flooring and highlights the clean lines of the space. The hallway serves as a central hub, leading you effortlessly to the spacious reception room, a welcoming kitchen diner perfect for gatherings, a convenient ground floor w.c., and the staircase to the upper level. Thoughtful touches like discreet understair storage add both practicality and style to this inviting entrance.

## RECEPTION ROOM

14'7" x 12'4" (4.45m x 3.76m)

The reception room is generously sized, filled with natural light from two wide UPVC double glazed windows. A classic fire surround serves as a focal point, while a radiator keeps the space warm and inviting. There's plenty of room for a spacious corner sofa, with additional space for storage units or shelving, making it both comfortable and practical for relaxing or entertaining.

## KITCHEN DINER

8'1" x 12'4" - 6'2" x 5'11" (2.46m x 3.76m - 1.88m x 1.80m )

The kitchen features a generous selection of light wood cabinetry, including wall-mounted cupboards, base units, and deep drawers, all finished with sleek chrome handles that catch the light. Pale grey worktops stretch across the surfaces, offering a subtle contrast to the warmth of the wood. There's ample room for free-standing appliances, so you can tailor the space to your needs. Natural light pours in from two UPVC double glazed windows at either end of the room, brightening every corner. A door opens out onto the patio, making it easy to step outside with your morning coffee or carry food out for al fresco meals. There's also enough space to tuck in a small dining table, perfect for casual meals or catching up over coffee.

## GROUND FLOOR W.C

The ground floor cloakroom features a modern two-piece suite, comprising a hand basin with chrome fittings and a low-level toilet, offering both style and convenience for guests and residents alike.

## LANDING

2'6" x 4'1" (0.76m x 1.24m )

The split-level landing, comfortably carpeted underfoot, opens onto three generously sized bedrooms and a bright, welcoming family bathroom.

## BEDROOM ONE

11'5" x 10'10" (3.48m x 3.30m )

Tucked away at the back of the property, the first bedroom offers a quiet retreat from the bustle of daily life. There's ample room here for a double bed, with enough floor space left over for generous wardrobes or a chest of drawers. Natural light spills in through a wide UPVC double glazed window, while a fitted radiator keeps the room warm and comfortable year-round. Thoughtful built-in storage makes it easy to keep this space tidy and organized.

## BEDROOM TWO

8'6" x 14'7" (2.59m x 4.45m )

Tucked away at the rear of the property, the second bedroom offers a generous layout easily accommodating a double bed and substantial storage furniture without feeling cramped. Natural light pours in through a UPVC double glazed window, while a well-placed radiator keeps the space comfortable year-round. Soft carpeting underfoot adds a touch of warmth and coziness, making this room inviting and practical in equal measure.

## BEDROOM THREE

7'0" x 10'2" (2.13m x 3.10m )

The third bedroom is positioned at the front of the house, where natural light pours in through a large UPVC double glazed window. Spacious enough to accommodate a double bed with room to spare, it easily fits larger wardrobes or storage units without feeling cramped. A radiator beneath the window keeps the room warm and inviting throughout the colder months.

## FAMILY BATHROOM

5'7" x 8'0" (1.70m x 2.44m)

The bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub fitted with an electric shower overhead, a sleek hand basin, and a modern low-level toilet. Natural light filters gently into the space through a frosted UPVC double-glazed window, ensuring privacy while brightening the room. A radiator provides warmth on chilly mornings, and the practical, easy-to-clean lino flooring adds both comfort and durability underfoot.

## EXTERNAL

This home features spacious front and rear gardens, providing plenty of room for outdoor activities or relaxing in the fresh air. A private driveway offers convenient parking for one car. Ideally situated, the property is just a short stroll from local shops, well-regarded schools, and James Cook Hospital, making everyday errands and commutes a breeze.

## 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.

Tel: 01642 462153

- 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 U K 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.



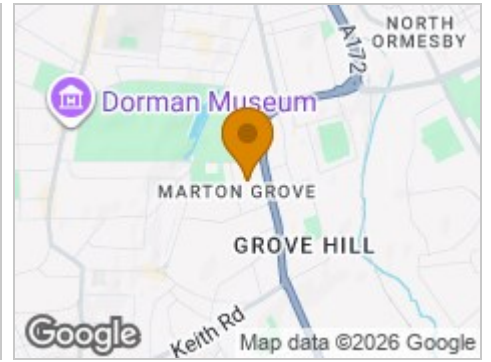
## Road Map



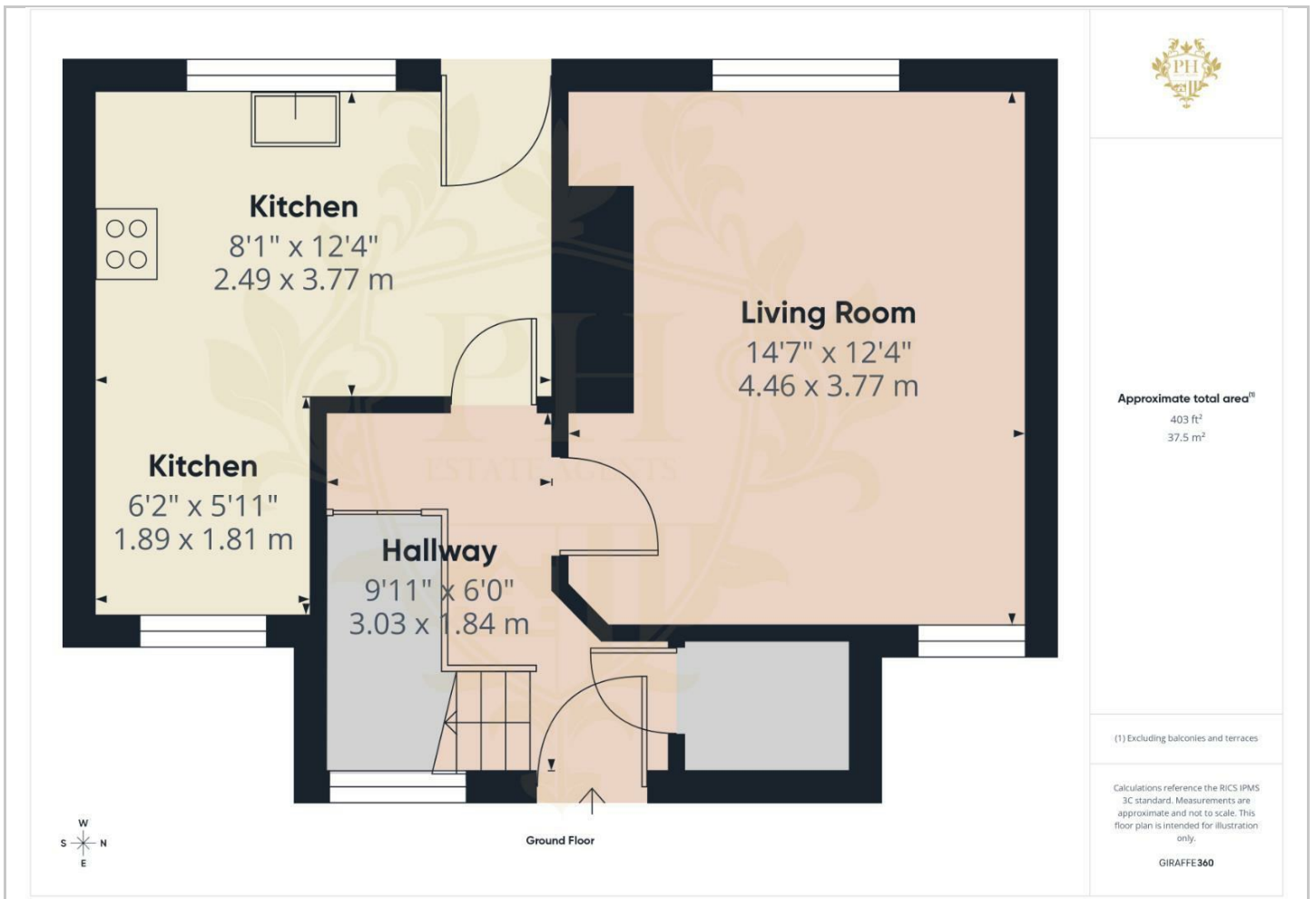
## Hybrid Map



## Terrain Map



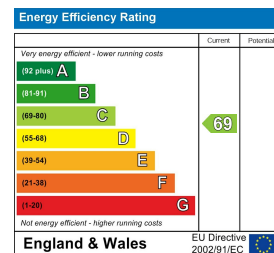
## Floor Plan



## 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.