

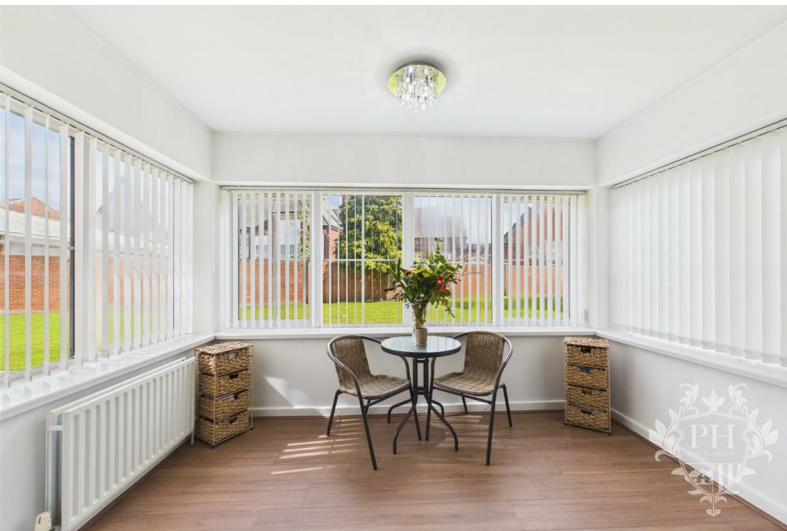


1 The Potteries

, Middlesbrough, TS5 6DQ

Offers In The Region Of £74,000

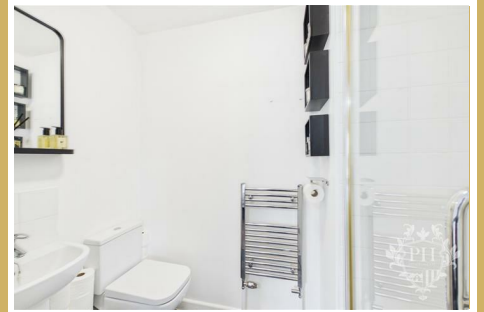
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HALLWAY

12'4" x 3'11" (3.76m x 1.19m)

Stepping in from the private parking area, you enter a secure communal hallway, designed with both safety and style in mind. The properties hallway itself is filled with natural light, highlighting its sleek, contemporary finishes. From the hallway you gain access to a spacious open-plan living area, two generously sized double bedrooms, a well-appointed family bathroom, and a convenient storage cupboard. In the main living space, modern laminate flooring stretches beneath your feet, complemented by crisp white walls and the warmth of a neatly installed radiator, creating a welcoming and comfortable atmosphere.

OPEN PLAN RECEPTION AREA

20'8" x 22'3" (6.30m x 6.78m)

The reception area blends seamlessly into the open plan living space, offering plenty of room for a two-piece suite and extra storage units. There's no sense of crowding—the arrangement leaves the space feeling inviting and stylish. An emerald green feature wall adds a striking pop of color, giving the room a bold yet elegant focal point.

OPEN PLAN KITCHEN AREA

The kitchen features a stylish mix of light wood cabinetry, including wall-mounted cupboards, spacious base units, and deep drawers, all beautifully coordinated to maximize storage and organization. Sleek, dark countertops run the length of the workspace, providing a striking contrast against the warm wood tones. Integrated into the design are a built-in electric oven, a modern microwave, and a smooth ceramic hob with an overhead extractor fan. There's also plenty of room for additional free-standing appliances, making the kitchen both practical and inviting.

OPEN PLAN DINING AREA

The dining area offers a generous sense of space, easily fitting a substantial dining table with room to spare for comfortable movement around it. A wide UPVC double-glazed bay window floods the room with natural light, creating a bright and inviting atmosphere, while a sleek radiator ensures warmth during colder months. The modern laminate flooring adds a stylish, contemporary touch that ties the whole space together.

BEDROOM ONE

11'3" x 11'3" (3.43m x 3.43m)

Tucked away at the back of the property, the first bedroom is impressively spacious, easily fitting a double bed with plenty of room left for larger storage pieces. Sunlight filters in through a sleek UPVC double glazed window, highlighting the clean lines of the modern laminate flooring. A radiator ensures comfort year-round, and the bedroom offers convenient direct access to a stylish en-suite bathroom.

EN-SUITE

7'7" x 3'10" (2.31m x 1.17m)

The en-suite features a contemporary three-piece suite, including a spacious step-in shower cubicle fitted with a sleek glass screen and a powerful shower. A modern hand basin sits beneath a well-lit mirror, offering both style and functionality, while the low-level w.c. blends seamlessly into the room's clean design. Warmth is provided by a wall-mounted radiator, and the space is finished with stylish, modern flooring and crisp white walls that create a fresh, inviting atmosphere.

BEDROOM TWO

8'7" x 11'2" (2.62m x 3.40m)

The second bedroom, tucked away at the back of the property, offers a quiet retreat and easily accommodates a double bed. While space for larger storage units is somewhat limited, the room features a sleek UPVC double glazed window that lets in plenty of natural light, a modern radiator to keep things cozy, and attractive laminate flooring that adds a touch of warmth and style.

FAMILY BATHROOM

7'7" x 5'7" (2.31m x 1.70m)

The family bathroom features a stylish three-piece suite, including a sleek paneled bathtub fitted with convenient shower attachments, and a contemporary hand basin and toilet combination unit that offers built-in storage for toiletries. The room is finished with modern, easy-to-clean flooring, a warm radiator for added comfort, and a striking navy feature wall that adds a touch of sophistication to the space.

EXTERNAL

The property features meticulously maintained communal spaces, complete with designated parking for residents as well as convenient visitor parking. Located just a short drive from a variety of local shops, popular schools, and everyday amenities, it also offers quick access to the A66. For those who commute, the A66 easily connects to the A19, making travel to surrounding areas straightforward and efficient.

PROPERTY INFORMATION

99 YEARS + LEFT ON LEASE

GROUND RENT £200 PER ANNUM -

SERVICE - £2700 PER ANNUM

COMMUNAL PARKING AND 1 DESIGNATED SPOT

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.

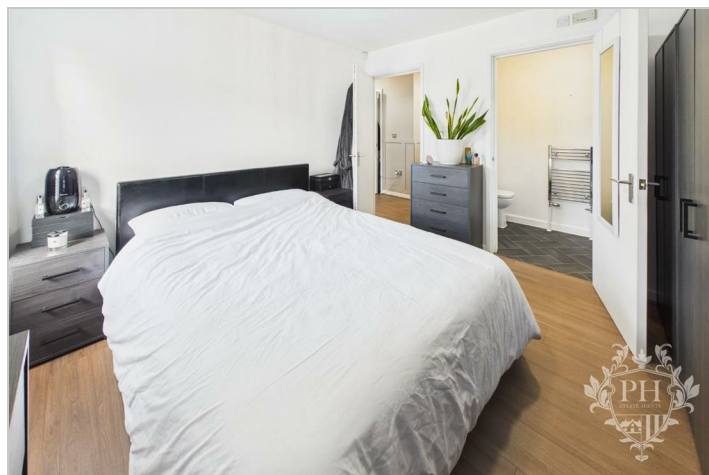
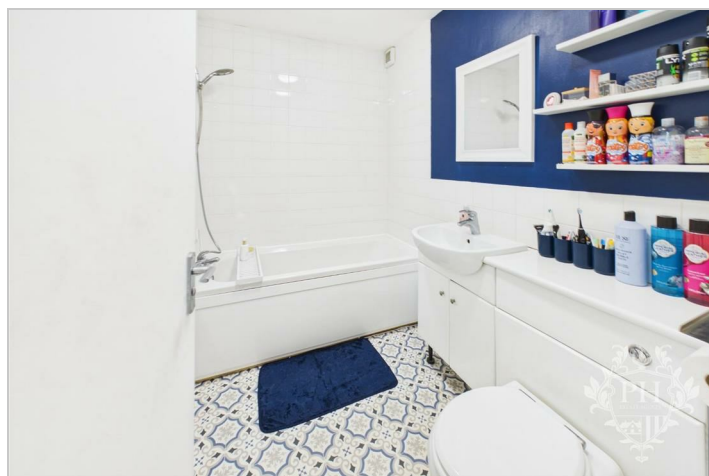
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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



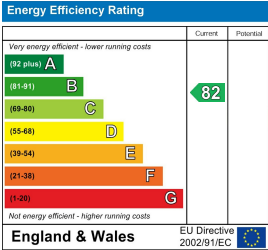
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.