



# 17 Finchlay Court , Middlesbrough, TS5 8EL

£380,000

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## 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

3'11" x 4'10" (1.19m x 1.47m)

Stepping through a sleek black composite door from the front garden, you enter a spacious hallway. This inviting passageway leads directly to the reception room and provides access to the staircase ascending to the first floor.

## RECEPTION & DINING AREA

13'4" x 15'10" - 9'1" x 9'1" (4.06m x 4.83m - 2.77m x 2.77m)

The reception room unfolds in an inviting L-shape, with the main living area positioned at the front of the house. Here, there's ample space for a corner sofa and a cozy love seat, along with room for other pieces—think coffee tables, bookshelves, or sideboards. Sunlight streams in through a large UPVC double-glazed window, highlighting the warmth of the fire surround, which frames a traditional coal fire. At the rear of the room, the layout opens up to accommodate a full-sized dining table, perfect for family meals or entertaining guests. The reception and dining spaces flow seamlessly into both the conservatory and the kitchen, creating an easy, open connection between the main living areas of the home.

## CONSERVATORY

8'5" x 11'7" (2.57m x 3.53m)

The conservatory offers ample room for a comfortable two-piece suite, creating an inviting spot to relax or entertain guests. Tall UPVC double glazed windows wrap around the space, flooding it with natural light while maintaining a cozy atmosphere thanks to the classic dwarf wall design. Elegant French doors open directly onto the rear garden, seamlessly connecting the indoors with the outdoors and providing a lovely view of the greenery beyond.

## KITCHEN

19'9" x 9'0" (6.02m x 2.74m)

The spacious, modern kitchen features a stunning collection of sleek, high-gloss pastel blue cabinets and drawers, creating a fresh and airy atmosphere. Built seamlessly into the cabinetry are a contemporary oven, a microwave, and a gas hob, offering both style and functionality. Pale countertops stretch across the room, brightening the space and providing a clean contrast to the blue units. Natural light pours in through a large UPVC double-glazed window, while a radiator ensures the room stays comfortable year-round. The kitchen also includes a selection of integrated appliances, all thoughtfully concealed to maintain the streamlined look. From here, you can step directly into the utility room, making household tasks effortless and efficient.

## UTILITY

5'0" x 4'5" (1.52m x 1.35m)

The utility room offers ample space to comfortably accommodate both a washing machine and a dryer, and also contains the property's boiler. From here, you can step directly into the rear garden through a sturdy UPVC door. Additionally, the utility room provides convenient access to a ground floor WC, making it a practical and functional part of the home.

Tel: 01642 462153

#### GROUND FLOOR W.C

5'0" x 4'1" (1.52m x 1.24m)

The ground floor w.c features a modern two-piece suite, including a sleek toilet and matching basin. The walls are finished with crisp, white tiles that run from ceiling to floor, giving the space a clean and bright appearance. A radiator provides warmth, while a frosted UPVC double glazed window lets in natural light without compromising privacy.

#### LANDING

10'6" x 3'4" (3.20m x 1.02m)

The first floor landing gains access to the four spacious bedrooms and family bathroom.

#### BEDROOM ONE

9'5" x 11'10" (2.87m x 3.61m)

Bedroom one sits at the front of the house, offering a generous layout that easily accommodates a double bed along with sizable wardrobes or dressers. Natural light pours in through a large UPVC double glazed window, creating a bright and airy feel, while a well-placed radiator keeps the space cozy and comfortable year-round.

#### BEDROOM TWO

8'10" x 13'6" (2.69m x 4.11m)

Bedroom two sits at the front of the property, offering a generous layout that easily accommodates a double bed along with substantial storage pieces such as wardrobes or dressers. Sunlight pours in through a large UPVC double glazed window, creating a bright and welcoming atmosphere. The room is finished with elegant light wood effect flooring and features a radiator to keep the space comfortable year-round.

#### BEDROOM THREE

9'5" x 8'7" (2.87m x 2.62m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat with views over the rear of the property. At present, it serves as a comfortable home office, but its layout is flexible enough to fit a small double bed along with compact storage solutions. Natural light streams in through the UPVC double glazed window, and a radiator ensures the space stays cozy year-round.

#### BEDROOM FOUR

8'9" x 6'8" (2.67m x 2.03m)

The fourth bedroom is tucked away at the back of the house, offering a quiet, private retreat. There's enough space to comfortably fit a small double bed and a few compact storage pieces, making it ideal for guests or as a cozy home office. Natural light streams in through a UPVC double glazed window, while a radiator keeps the room warm on chilly days.

#### BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

The bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub fitted with modern shower attachments, a sleek hand basin, and a low-level toilet. Ceramic tiles line the walls, giving the space a clean, polished look while also protecting against splashes. A radiator ensures the room stays comfortably warm, and a frosted UPVC double-glazed window lets in natural light while maintaining privacy.

#### SECOND FLOOR LANDING

6'5" x 2'11" (1.96m x 0.89m)

The second floor landing gains access to the two remaining bedrooms and bathroom.

#### BEDROOM FIVE

9'9" x 15'0" (2.97m x 4.57m)

Bedroom five is located on the second floor, offering ample space for a double bed and generous storage options. Sunlight pours in through the skylight windows, creating a bright and airy atmosphere, while a radiator ensures the room stays warm and comfortable year-round.

#### BEDROOM SIX

8'11" x 15'0" (2.72m x 4.57m)

Bedroom Six is located on the second floor, offering ample space for a double bed and generous storage options. Sunlight pours in through the skylight windows, creating a bright and airy atmosphere, while a radiator ensures the room stays warm and comfortable year-round.

#### BATHROOM

4'1" x 4'11" (1.24m x 1.50m)

The second floor bathroom features a three-piece suite, including a modern step-in shower cubicle with sleek glass doors, a contemporary hand basin set atop a vanity

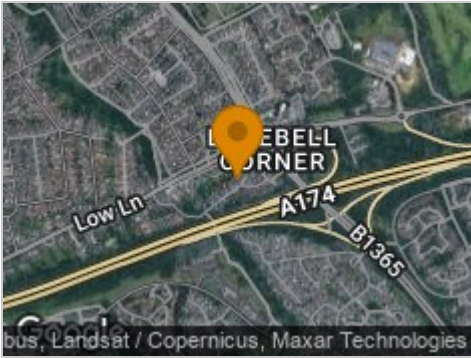




Road Map



Hybrid Map



Terrain Map



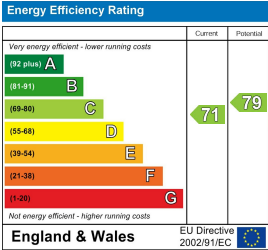
Floor Plan



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.