PH ESTATE AGENTS



7 Darwen Court

Hemlington, Middlesbrough, TS8 9JF

Offers Over £74,000

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Entrance

Walking from the front of the property through a white UPVC double glazed door you will immediately enter the spacious reception which gains access to the first floor, kitchen. ground floor w/c and rear entrance.

Reception Room

17'7" x 19'0" (5.36m x 5.79m)

The reception is a exceptional size and provides a vast amount of space for a three piece suite along with larger storage. Whilst being large in size this room offers a abundance of light from the UPVC double glazed window to the front aspect along with painted walls and modern carpet.

Kitchen / Dining Room

11'6" x 11'4" (3.51m x 3.45m)

The kitchen boasts a number of white wall, base and draw units, plumbing for a washing machine, space for a fridge freezer, sink with mixer taps, and gas/electrical points for the cooker. This room provides the perfect space for cooking with minimal cleaning due to the worktops and flooring with a incredible amount of space for a dining room table.

Landing

4'6" x 8'9" (1.37m x 2.67m)

The landing provides access to the three bedrooms, family bathroom and loft space.

Bedroom One

9'8" x 11'5" (2.95m x 3.48m)

Bedroom one is a large double with a UPVC double-glazed window looking over the front garden. This room compromises a large radiator and can fit a double bed and storage with ease.

Bedroom Two

10'8" x 11'6" (3.25m x 3.51m)

This room is a spacious double located to the rear of the property with room for both a double bed and storage and benefits from a large UPVC double-glazed window and radiator.

Bedroom Three

7'7" x 8'6" (2.31m x 2.59m)

Bedroom three is the smallest of the three bedrooms but comfortably fits a single bed and storage. This room is situated to the rear of the property and benefits from a large UPVC double-glazed window and radiator.

Bathroom

6'8" x 8'7" (2.03m x 2.62m)

Cladding all around and currently consists of a bath, hand basin and toilet.

External

This property offers front & rear low maintenance gardens, with on-street parking to the rear and size aspect of the property.

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.

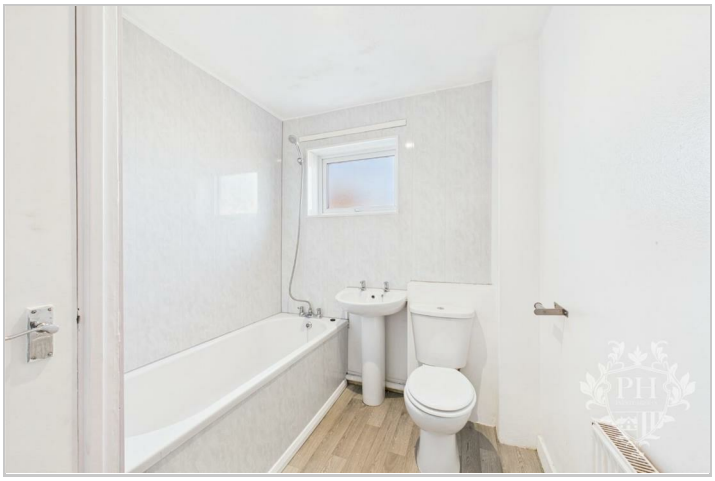
Agents Notes on the Tenant

This property is sold with a sitting tenant who began the tenancy on 26/02/2026, paying a rent of £550 PCM. As of the 09/04/2026, the tenant has not committed any breaches of the agreement and has paid the rent in accordance with the terms of the agreement. The tenancy term is 24 months. Buyers are encouraged, if proceeding with the purchase, to instruct a solicitor to inspect the tenancy and other relevant documents to obtain legal advice.

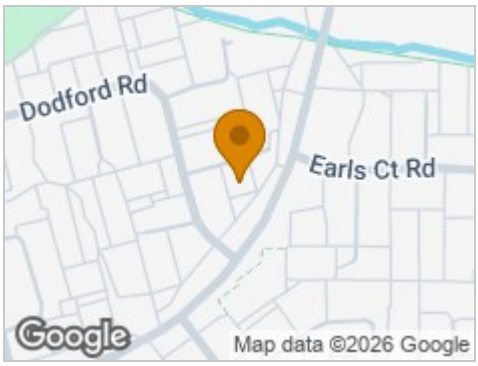








Road Map



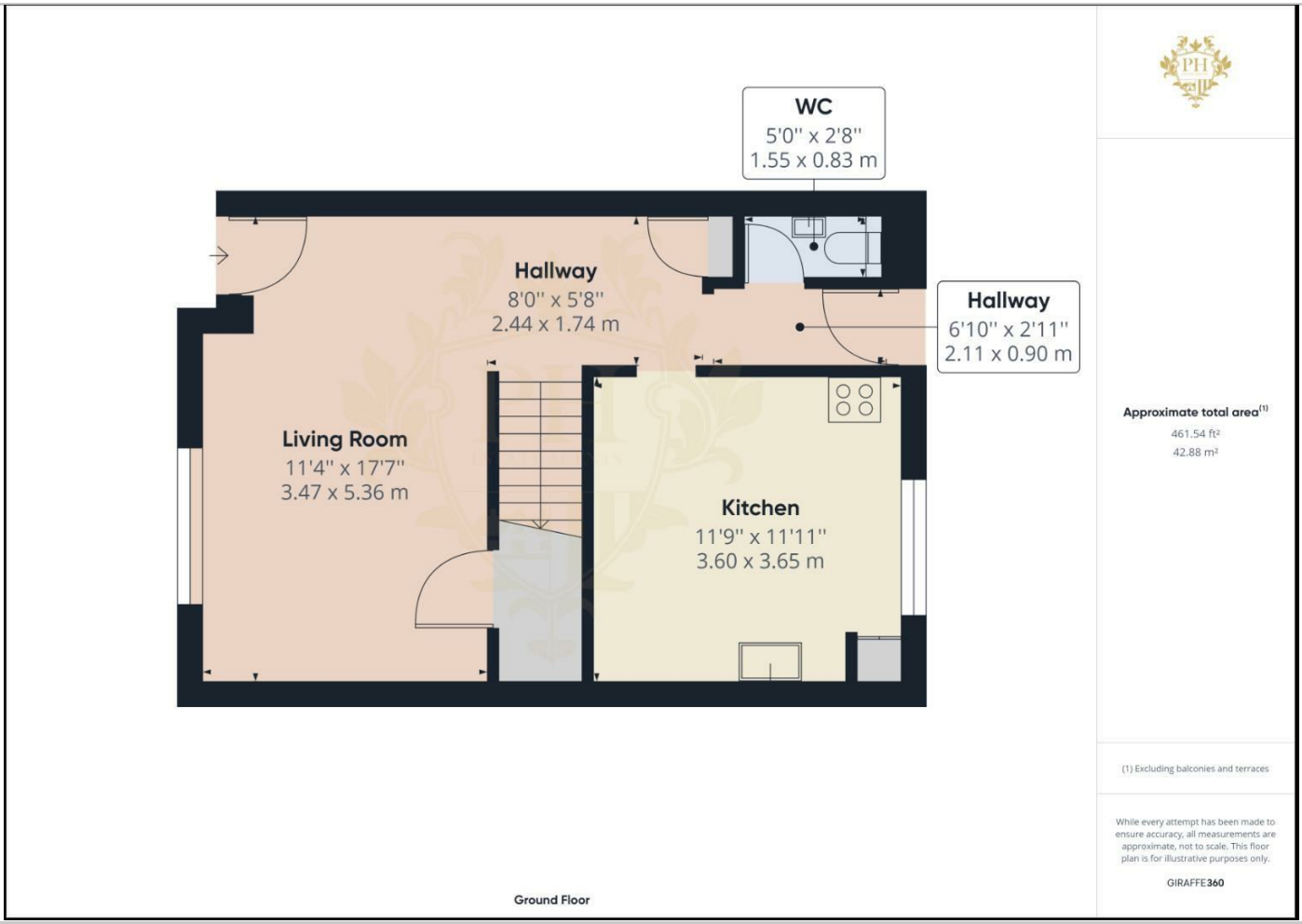
Hybrid Map



Terrain Map



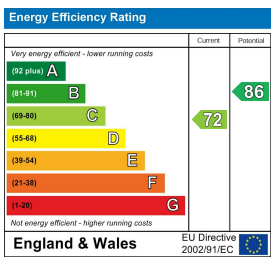
Floor Plan



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.

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