



PH ESTATE AGENTS



24 Hampstead Road  
, Middlesbrough, TS6 0QW

Asking Price £300,000



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## HALLWAY

19'2" x 5'3" (5.84m x 1.60m )

Entering the property through the side entrance, you step into a spacious, light-filled hallway framed by the wrap-around garden. From here, you can move seamlessly into the generous reception and dining room, a family bathroom with a separate toilet, and four comfortable bedrooms. The hallway itself is inviting, with soft carpeting underfoot and walls painted in a calming, neutral palette that enhances the sense of space and brightness.

## RECEPTION/ DINING ROOM

12'0" x 21'4" (3.66m x 6.50m )

The reception and dining room is impressively spacious, easily accommodating a two-piece sofa suite, a dining table, and extra storage units without feeling crowded. Natural light pours in through a generous front-facing window, giving the room a cheerful, airy feel throughout the day. At the back, a door opens directly onto the garden, seamlessly connecting indoor and outdoor living. The space is finished with soft carpeting underfoot and a classic fire surround with an electric fire, perfect for cozy nights in. There's also convenient access to the kitchen, making entertaining and everyday living a breeze.

## KITCHEN

8'1" x 13'10" (2.46m x 4.22m )

The kitchen features a generous assortment of cream-colored wall cabinets, base units, and spacious drawers, all accented with sleek chrome handles. Warm, wood-effect countertops provide a comfortable contrast to the cabinetry, offering plenty of workspace. At the heart of the kitchen sits a double built-in oven and a modern ceramic hob, perfect for home cooks who need both function and style. There's ample room for additional freestanding appliances, so you can easily fit your fridge, freezer, or dishwasher.

The flooring is finished with attractive, practical tiling that extends up the walls as a splashback, making clean-up a breeze. Natural light pours in through two well-placed windows, giving the space an open, airy feel. A rear door leads directly from the kitchen to the patio, inviting you to step outside and enjoy al fresco dining or a morning coffee in the fresh air.

## BEDROOM ONE

12'11" x 13'6" (3.94m x 4.11m )

Tucked away at the back of the house, the first bedroom offers a peaceful retreat with enough room for a double bed. Built-in wardrobes run along one wall, providing ample space to keep clothes neatly organized, while the sleek laminate flooring adds a modern touch. There's space for a few extra storage pieces if you need them, but the real highlight is the set of sliding patio doors that open straight out into the rear garden, letting in plenty of natural light and creating a seamless connection between indoor comfort and the greenery outside.

## BEDROOM TWO

8'3" x 12'10" (2.51m x 3.91m )

The second bedroom is spacious enough to comfortably fit a double bed, with plenty of room left over for extra storage options like wardrobes or dressers. Natural light streams in through a large window, highlighting the soft carpeting underfoot and the freshly painted, neutral-colored walls that create a calm, welcoming atmosphere.

## BEDROOM THREE

10'6" x 12'10" (3.20m x 3.91m )

The third bedroom is generously sized, easily fitting a double bed with plenty of space left for additional storage units. A large window overlooks the rear garden, filling the room with natural light, while soft carpeting underfoot and neutral-toned walls create a calm, inviting atmosphere.

## BEDROOM FOUR

7'1" x 6'9" (2.16m x 2.06m )

The fourth bedroom, now set up as a cozy home office, offers plenty of possibilities. With its soft carpeting underfoot and a sliding patio door that lets in natural light, this space could easily become a charming nursery or a lively playroom—somewhere little ones can crawl, play, or nap while sunlight spills across the floor.

## FAMILY BATHROOM

8'0" x 8'4" (2.44m x 2.54m )

The bathroom features a well-appointed three-piece suite, thoughtfully designed for both comfort and style. There's a paneled bathtub perfect for long soaks, while a spacious step-in shower cubicle is enclosed by a clear glass surround and fitted with an electric shower. The hand basin is part of a smart combination unit that offers generous storage space underneath, keeping toiletries neatly tucked away. Walls are finished with tiling that wraps around the room, adding a touch of sophistication. Natural light filters softly through a frosted window, providing privacy without sacrificing brightness, and a built-in storage cupboard helps keep the space organized and clutter-free.

## W.C

5'1" x 2'11" (1.55m x 0.89m )

The toilet sits apart from the main bathroom, tucked away in an adjoining room for added privacy. This space features a sleek, low-level WC framed by tasteful tilework, while a frosted window lets in gentle, diffused light without compromising discretion.

## DETACHED SUNROOM

10'1" x 10'0" (3.07m x 3.05m )

Tucked away at the back of the garden, the detached sunroom catches the best of the afternoon light. A sturdy dwarf wall frames the base, while tall UPVC double glazed windows wrap around the room, letting in plenty of sunshine and giving you a clear view of the greenery outside. French doors open wide onto the garden, making the space feel airy and welcoming. Inside, there's more than enough room to arrange a comfortable two-piece suite and a coffee table—the perfect spot to relax with a book or enjoy a quiet cup of coffee while surrounded by nature.

## EXTERNAL

Set behind iron gates, this property boasts an expansive wraparound garden that creates a feeling of privacy and space. A lengthy driveway sweeps around to the rear, leading to a generous double garage—perfect for multiple vehicles or extra storage. The front entrance, framed by mature plantings, makes a memorable first impression. Ideally situated, the home is only a short drive from shopping, well-rated schools, and convenient bus routes, offering both tranquility and easy access to everyday essentials.

## IMPORTANT INFORMATION

Tel: 01642 462153

## 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.



## Road Map



## Hybrid Map



## Terrain Map



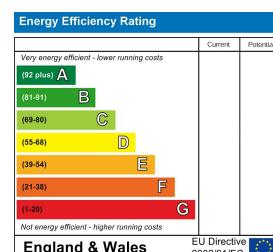
## Floor Plan



## 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.