



## 58 Barnaby Crescent

, Middlesbrough, TS6 9HL

£120,000



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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.

## DESCRIPTION

A spacious 2 bedroom semi-detached home, pleasantly maintained and updated by the current owner, comprising in brief from inviting entrance hall open plan living dining rooms, modern kitchen, utility/storage out house area, two generous sized bedrooms, white suite bathroom with shower and glass screen over and cladded walls, front, side and rear gardens. Heating is supplied by a Potterton heatmax combination boiler and the property also benefits from double glazed windows and multi locking external doors.

Step into this charming 2-bedroom semi-detached home, beautifully maintained and updated by the current owner to create a welcoming and comfortable living space. The property exudes a sense of warmth and care, making it a perfect place to call home.

Tel: 01642 462153



Upon entering, you are greeted by an inviting entrance hall that leads to the open-plan living and dining rooms. The modern kitchen is a chef's delight, offering functionality and style, while an additional utility/storage out house area provides extra convenience.

Upstairs, two generously sized bedrooms await, providing ample space for relaxation and rest. The white suite bathroom is a sanctuary in itself, with a shower and glass screen over cladded walls, creating a clean and contemporary feel.

Outside, the property boasts front, side, and rear gardens, offering opportunities for outdoor enjoyment and relaxation. Heating is provided by a Potterton Heatmax combination boiler, ensuring comfort and efficiency, while double-glazed windows and multi-locking external doors enhance security and insulation.

Located in the sought-after residential area of Eston, this property benefits from its proximity to a variety of top-rated local schools, convenient amenities, and excellent transport connections. Ideal for a diverse range of buyers and tenants alike, this home offers the perfect combination of convenience and accessibility.

Viewings available now, there is also a 360 degree virtual tour available to view above.

#### ENTRANCE HALL

9'7" x 4'8" (2.93 x 1.44)

#### LIVING ROOM

9'7" x 11'6" (2.94 x 3.52)

#### DINING ROOM

8'3" x 8'9" (2.52 x 2.68)

#### KITCHEN

8'2" x 10'4" (2.51 x 3.17)

#### UTILITY/STORAGE

11'10" x 4'10" (3.61 x 1.49)

#### LANDING

2'10" x 7'1" (0.87 x 2.16)

#### BEDROOM ONE

9'8" x 16'5" (2.95 x 5.01)

#### BEDROOM TWO

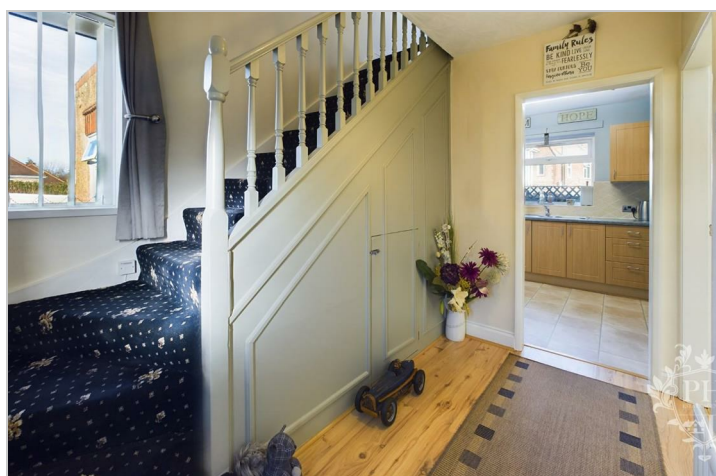
8'5" x 12'2" (2.58 x 3.73)

#### BATHROOM/WC

5'2" x 7'8" (1.59 x 2.36)

#### FRONT, SIDE & REAR GARDENS

#### GATED DRIVEWAY



Road Map



Hybrid Map



Terrain Map



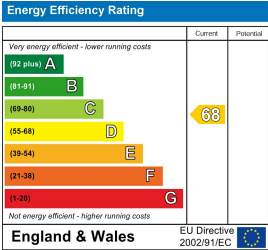
Floor Plan



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.