



18 Westbeck Gardens

, Middlesbrough, TS5 6RY

Offers In The Region Of £225,000



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HALLWAY

6'9" x 3'2" - 2'11" x 10'2" (2.06m x 0.97m - 0.89m x 3.10m)

Step through a soft pastel green glazed door and find yourself in a welcoming, sunlit hallway. Natural light dances across the space, highlighting the smooth kardean flooring and freshly painted walls. Recessed spotlights overhead cast a gentle glow, creating a warm and inviting atmosphere. The hallway connects seamlessly to the reception and dining area, a modern kitchen, a convenient ground floor bedroom, and a stylish shower room. A sleek radiator adds both comfort and a touch of contemporary design to this airy entrance.

RECEPTION/ DINING ROOM

11'5" x 14'10" - 9'10" x 9'10" (3.48m x 4.52m - 3.00m x 3.00m)

Bathed in natural light from two large UPVC double-glazed windows, the elegant L-shaped reception dining room graces the front of the property. This versatile space effortlessly accommodates both comfortable living arrangements and formal dining settings. The room's focal point is a charming coal fireplace with an ornate surround, adding both character and warmth to the atmosphere. Strategic placement of radiators ensures year-round comfort, while the thoughtful L-shaped layout creates distinct zones for relaxation and entertaining without sacrificing the room's open, flowing feel. The generous proportions and clever configuration make this space equally suited for intimate family gatherings or larger social occasions and also gains access to the first floor bedroom.

KITCHEN

9'7" x 13'6" (2.92m x 4.11m)

Tucked away at the back of the house, the kitchen features a generous selection of cream-colored wall cabinets, base units, and drawers, offering plenty of storage for cookware and pantry essentials. There's ample room for freestanding appliances, allowing you to customize the space to suit your needs. Natural light pours in through a UPVC double-glazed window along the side wall, illuminating the room and providing a pleasant view outside. French doors open directly into the garden, creating a seamless connection between indoor and outdoor living. The kardean flooring, which flows in from the hallway, adds warmth and continuity to the space.

GROUND FLOOR BEDROOM

11'5" x 13'0" (3.48m x 3.96m)

The ground floor bedroom offers an impressive amount of space, allowing you to comfortably fit a king-size bed with room to spare for sizable wardrobes or storage chests. Sunlight filters in through a modern UPVC double glazed window, creating a bright and airy atmosphere, while the soft carpet underfoot adds warmth and comfort. The room is finished with a radiator to keep it cosy throughout the year, making it both practical and inviting.

GROUND FLOOR SHOWER ROOM

6'5" x 6'6" (1.96m x 1.98m)

The ground floor shower room features a stylish, modern three-piece suite. Step into the walk-in shower, enclosed by a sleek glass screen and equipped with a thermostat-controlled shower for precise temperature comfort. The walls are finished with brick-effect cladding, adding a touch of urban character to the space. There's a contemporary hand basin set atop practical storage, perfect for keeping essentials neatly tucked away, and a low-level W.C. completes the suite. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy while brightening the room.

LANDING

3'3" x 3'6" (0.99m x 1.07m)

The landing gains access to the first floor bedroom and bathroom.

FIRST FLOOR BEDROOM

13'11" x 13'5" (4.24m x 4.09m)

The first-floor bedroom is impressively spacious, designed to comfortably accommodate a double or king-size bed with plenty of room to spare for dressers, wardrobes, or other storage solutions. Four generous skylight windows flood the space with natural light during the day, creating a warm and inviting atmosphere against the freshly painted walls and plush carpeting underfoot. This bedroom also enjoys the convenience of direct access to the first-floor bathroom, making it both practical and private.

FIRST FLOOR BATHROOM

5'9" x 6'7" (1.75m x 2.01m)

The first floor bathroom features a sleek, contemporary three-piece suite that creates a luxurious yet practical space. At the heart of the room is a deep, paneled spa bath designed for long, relaxing soaks, its smooth edges inviting you to unwind after a busy day. Beside it, a stylish hand basin sits atop a built-in storage unit, providing plenty of space for toiletries while keeping the area uncluttered. The low-level w.c. blends seamlessly with the room's modern design. Durable wall and ceiling cladding add a polished, easy-to-maintain finish that resists moisture and makes cleaning a breeze. Natural light filters through a frosted UPVC double-glazed window, ensuring privacy while softly illuminating the space.

REAR GARDEN

The rear garden features a charming wooden shelter with decked flooring, creating an inviting space for relaxing or entertaining at the built-in bar area. The garden is further enhanced by a decorative concrete imprint, complete with an eye-catching compass design as its centerpiece. For pet lovers, there is a thoughtfully crafted, handmade cat enclosure that blends seamlessly into the outdoor space. Certain items in the garden may be available to include in the sale—just ask the owners for more details during your viewing.

Tel: 01642 462153

EXTERNAL

A charming front garden greets you, bordered by a sturdy brick wall and thoughtfully planted flower beds that add bursts of color throughout the seasons. A well-kept lawn stretches out in front, while a paved driveway curves gracefully along the side of the house. This drive leads to a secure, gated area at the rear, where a detached garage is neatly tucked away—perfect for added privacy and convenience.

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.



Road Map



Hybrid Map



Terrain Map



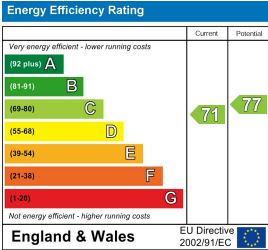
Floor Plan



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.