



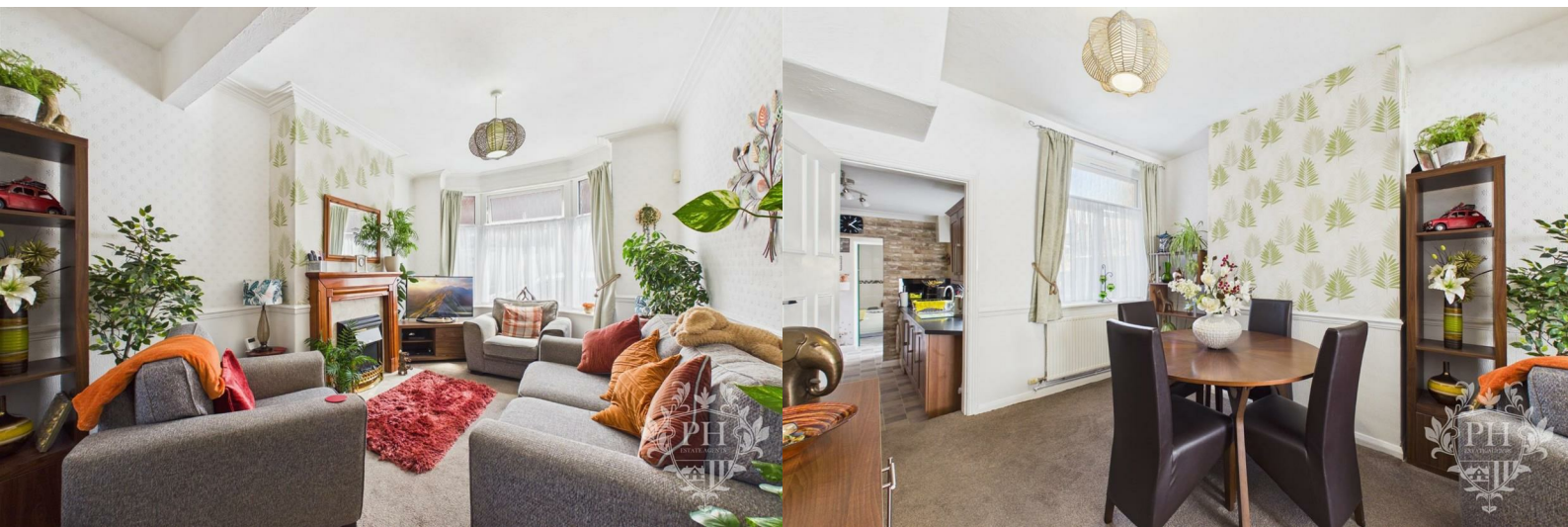
PH ESTATE AGENTS



## 46 Thornton Street

, Middlesbrough, TS3 6PQ

Offers In The Region Of £75,000



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### HALLWAY

10'1" x 2'9" (3.07m x 0.84m)

Step through the striking navy blue composite front door and into a bright, welcoming hallway that sets the tone for the rest of the home. White walls keep the space feeling fresh and airy, while the soft carpet underfoot adds a sense of warmth. A radiator ensures the area stays cosy year-round. From here, the hallway flows naturally into the reception diner and provides easy access to the first floor.

### RECEPTION/ DINING ROOM

24'6" x 10'6" (7.47m x 3.20m)

At the front of the room sits the reception area, a welcoming space comfortably arranged around a two-piece suite with additional storage units. A UPVC double glazed bay window floods the area with natural light, while a radiator ensures warmth throughout the cooler months, and a fire surround with electric fire adds a cosy focal point to the room.

Towards the rear, the dining area offers a charming and practical space, sized just right for a small dining table complemented by further storage units. A UPVC double glazed window looks out from this section of the room, and convenient access to both the understore storage cupboard and kitchen makes this a highly functional part of the home.

### KITCHEN

10'7" x 7'11" (3.23m x 2.41m )

To the rear of the property sits the kitchen, fitted with an attractive range of walnut wood effect wall, base and drawer units, finished with sleek chrome handles and contrasting dark worktops. A built-in electric oven sits neatly beneath a matching microwave, with a ceramic hob positioned to the right. There is also ample space to accommodate free-standing appliances, and the room is filled with natural light courtesy of a UPVC double glazed window overlooking the rear.

### REAR HALLWAY

4'11" x 7'3" (1.50m x 2.21m )

Tucked behind the kitchen, is the compact rear hallway. It provides a practical home for both a dryer and a fridge freezer, while also serving as the connecting point between the family bathroom and the rear yard — making it one of those quietly essential spaces that keeps the whole home running.

### FAMILY BATHROOM

7'7" x 7'2" (2.31m x 2.18m )

The family bathroom is conveniently located on the ground floor and features a well-appointed three-piece suite. The centerpiece is an S-shaped paneled bath, complete with an electric shower and glass screen — perfect for both a quick rinse and a long soak. A hand basin and low-level W.C. complete the suite. The room is finished with partially tiled walls that add a clean, polished feel, while a radiator ensures warmth and comfort year-round. Natural light filters in through a frosted UPVC double-glazed window, offering both privacy and brightness.

### LANDING

7'8" x 5'0" (2.34m x 1.52m)

The split-level landing opens onto three generously sized bedrooms, bathed in natural light from an overhead skylight window, with plush carpet underfoot that adds a warm, welcoming feel to the space.

### BEDROOM ONE

10'9" x 12'8" (3.28m x 3.86m)

The first bedroom sits at the front of the property, bathed in natural light from its UPVC double glazed window. It's a generous room — comfortably fitting a double bed and larger storage units without feeling cramped, and kept warm year-round by its own radiator.

### BEDROOM TWO

11'7" x 7'1" (3.53m x 2.16m )

The second bedroom sits at the heart of the first floor, offering a generous layout that comfortably fits a double bed alongside larger storage units. A UPVC double glazed window lets in natural light, while the radiator keeps the room warm year-round. Laminate flooring runs underfoot, giving the space a clean, easy-to-maintain finish.

### BEDROOM THREE

10'6" x 7'7" (3.20m x 2.31m)

The third bedroom is nestled at the rear of the property, offering a peaceful and private retreat. There's ample room for a single bed alongside additional storage units, making it a practical and well-thought-out space. A UPVC double glazed window fills the room with natural light while keeping it warm and quiet, complemented by a radiator for those colder months and soft carpet underfoot.

### EXTERNAL

The property benefits from convenient on-street parking and a private rear yard, perfect for outdoor relaxation or entertaining. Situated within easy reach of a range of local amenities and well-regarded schools, it also enjoys excellent transport links via the nearby A66.

### 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

Tel: 01642 462153

- 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:

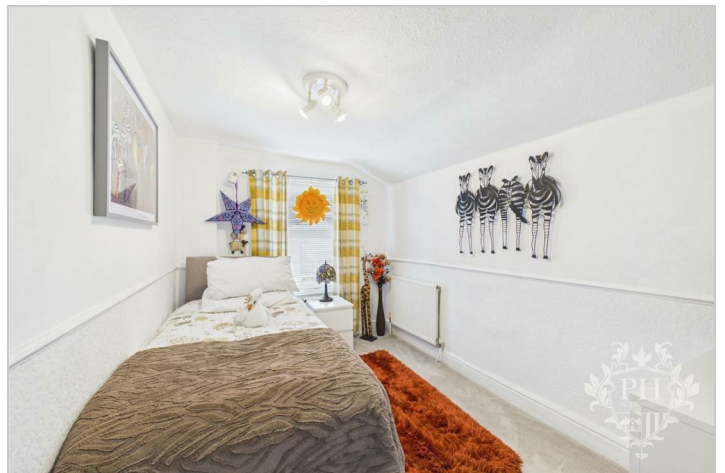
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### 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.