



PH ESTATE AGENTS



36 Rothwell Mews  
Eston, Middlesbrough, TS6 9NW

£110,950



# 36 Rothwell Mews

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### Entrance

The property is situated in a quiet cul-de-sac, offering a high level of privacy and benefits from an allocated car parking space. Upon entering, you are welcomed by an abundance of natural light, creating a bright and inviting first impression. The entrance hall provides access to the staircase and leads seamlessly into the reception room. This space also offers a practical area for a shoe rack or additional storage, making it both functional and well organised.

### Reception Room

7'10" x 19'10" (2.39 x 6.07)

The reception room is decorated in natural, neutral tones, creating a warm and inviting atmosphere. A uPVC double-glazed window allows natural light to flood the room, enhancing the sense of space. The layout comfortably accommodates a sofa and coffee table while still offering plenty of room to move around with ease. A fireplace acts as an attractive focal point, allowing warmth to circulate throughout the room and giving it a cosy, homely feel.

### Kitchen

7'8" x 8'7" (2.36 x 2.63)

The kitchen is well equipped with a built-in fridge freezer, cooker, gas hob, and washing machine. White fitted cupboards provide ample storage for kitchen utensils and essentials, while sleek black worktops complete the space and offer a practical, easy-to-maintain surface for food preparation.

### Conservatory

8'5" x 9'0" (2.59 x 2.75)

Through the reception room, you are led into the conservatory located at the rear of the property. This spacious area is surrounded by uPVC double-glazed windows, flooding the room with natural light and creating a bright, airy atmosphere. A discreet radiator positioned beneath the window provides warmth, allowing the space to be enjoyed year-round. A glass door offers direct access to the rear garden, seamlessly connecting indoor and outdoor living.

### Bedroom 1

8'4" x 8'5" (2.56 x 2.57)

The first bedroom welcomes you with soft carpeting underfoot, complemented by grey walls and blue brick-effect wallpaper, creating a cosy and inviting atmosphere. The room can comfortably accommodate a double bed along with wardrobes, offering practical storage solutions. A uPVC double-glazed window allows natural light to fill the space, while a small radiator positioned beneath provides warmth, ensuring a comfortable and relaxing environment.

### Bedroom 2

7'11" x 11'3" (2.42 x 3.44)

The second bedroom, which serves as the master bedroom, comfortably

accommodates a double bed along with wardrobes, providing ample storage while still allowing plenty of space to move around. Plush carpeting adds comfort underfoot, and the room is decorated in neutral white tones, offering a blank canvas for personalisation. A radiator is positioned beneath the uPVC window, ensuring warmth while natural light brightens the space.

### Bedroom 3

7'10" x 5'10" (2.41 x 1.78)

The third bedroom, though compact, is thoughtfully arranged and would comfortably accommodate a small single bed or function perfectly as a nursery. A built-in storage compartment provides practical space for essential items, helping to maximise the usable floor area. Natural light is complemented by a small radiator positioned neatly beneath the window, ensuring the room remains warm and inviting without compromising space.

### Bathroom

7'4" x 5'5" (2.24 x 1.67)

The bathroom features a bath and a small radiator, providing comfort and warmth. A frosted glass window allows natural light to enter while maintaining privacy. The suite includes a toilet and a hand basin with an integrated storage cupboard, ideal for bathroom essentials. The room is finished with sleek black and white tiling, giving it a modern and stylish appearance.

### External

Leading through the conservatory, you are guided into the rear garden, which features attractive wooden decking and provides a pleasant outdoor seating area. A gate offers convenient access through to the alleyway and onward to the front garden. A shed sits snugly in the corner, offering useful storage for garden essentials. The garden is generously sized and well suited for family gatherings and outdoor entertaining.

### 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



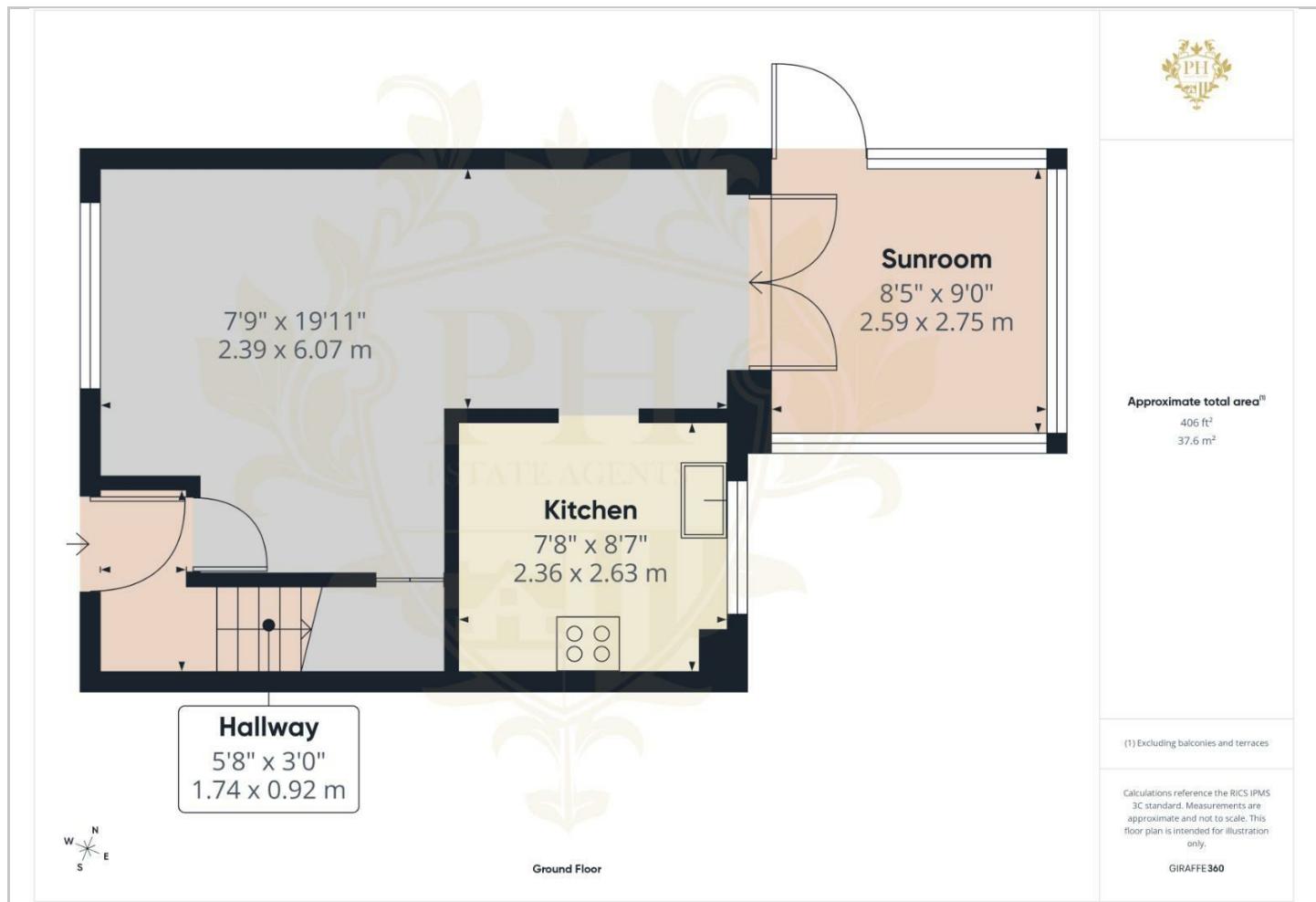
## Hybrid Map



## Terrain Map



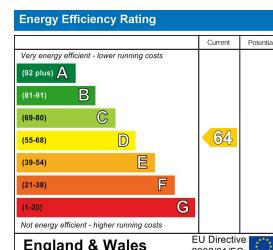
## Floor Plan



## 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.