



19 Meadowgate

, Middlesbrough, TS6 9JP

Offers In The Region Of £185,000



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RECEPTION ROOM

24'8" x 14'8" (7.52m x 4.47m)

Step through the sleek grey composite door, leaving behind the expansive front garden, and you're greeted by a spacious open-plan living area. Sunlight pours in through a broad UPVC double-glazed bay window, making the room feel bright and inviting. There's ample space for a generous corner sofa where friends and family can gather, and plenty of room for substantial storage units to keep everything tidy. A modern radiator ensures the space stays cozy on cooler days, while a stylish media wall offers the perfect spot for your entertainment setup. From here, you can easily access both the kitchen and the staircase leading to the first floor.

KITCHEN/ DINER

9'0" x 10'11" (2.74m x 3.33m)

Tucked away at the back of the house, the kitchen diner is a welcoming, light-filled space designed for both cooking and gathering. Striking emerald green cabinets line the walls, their rich color balanced by pale, contemporary worktops that brighten the room. Thoughtful details include integrated appliances: an electric oven nestled beneath a sleek ceramic hob, a built-in fridge freezer, and a convenient microwave. Natural light pours in through a large UPVC double-glazed window, while elegant French doors open directly into the garden, creating a seamless connection to the outdoors. A breakfast bar offers a casual spot for coffee or quick meals, and from here, you can also access a versatile storage or play room—perfect for keeping life organized or giving kids a space of their own.

STORAGE/ PLAYROOM

11'11" x 6'5" (3.63m x 1.96m)

The play room opens directly off the kitchen, offering a bright and versatile area perfect for children's activities, hobbies, or relaxation. With its generous proportions, this space can easily be reimagined as a practical utility room or used for additional storage, depending on your needs. A large UPVC double glazed window fills the room with natural light, while a fitted radiator ensures it stays comfortable year-round.

LANDING

7'10" x 10'9" (2.39m x 3.28m)

The landing is enhanced by a contemporary staircase featuring a polished oak banister, and it leads to three well-proportioned bedrooms as well as the family bathroom.

BEDROOM ONE

13'1" x 8'0" - 7'4" x 5'11" (3.99m x 2.44m - 2.24m x 1.80m)

The first bedroom sits at the front of the house, catching plenty of natural light through a wide UPVC double glazed window. It's spacious enough for a double bed and larger storage units, with room to move around comfortably. A radiator keeps the room cozy year-round. From here, a sleek sliding door leads into a generous walk-in wardrobe—once the fourth bedroom—offering ample space for clothing and accessories. The walk-in

wardrobe features its own UPVC double glazed window and radiator, making it both bright and practical for everyday use.

BEDROOM TWO

12'4" x 6'5" (3.76m x 1.96m)

The second bedroom sits at the front of the house, welcoming in plenty of natural light through a modern UPVC double glazed window. There's ample space for a single bed, along with larger storage units for clothes or other belongings, and a radiator ensures the room stays cozy throughout the year.

BEDROOM THREE

9'2" x 8'0" (2.79m x 2.44m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat with a view over the rear garden. Though compact, it easily accommodates a single bed and a few essential storage pieces, making it ideal for a child, guest, or home office. Natural light streams in through a UPVC double glazed window, while the room stays cozy thanks to a fitted radiator. Soft carpeting underfoot adds warmth and comfort to the space.

FAMILY BATHROOM

6'3" x 13'8" (1.91m x 4.17m)

The family bathroom is generously sized, offering plenty of space to move around. It features a modern four-piece suite, including a deep paneled bathtub perfect for relaxing soaks, a separate step-in shower cubicle fitted with a sleek thermostatic shower, a contemporary hand basin, and a low-level toilet. Natural light fills the room through two UPVC double-glazed frosted windows, ensuring privacy while keeping the space bright. A polished chrome radiator adds a touch of style, and the walls are finished with elegant, modern tiling that brings the whole room together.

EXTERNAL

This property features an expansive, fully fenced front garden that offers both privacy and curb appeal. A generous driveway provides off-street parking for two to three vehicles, making it ideal for families or visitors. At the back, you'll find a thoughtfully designed two-tiered rear garden: the lower level boasts a paved patio area perfect for outdoor dining or relaxing, while the upper tier is laid to lawn, offering a safe play space or a spot for gardening. Conveniently located just moments from the A174, the home is within easy reach of local shops, amenities, and well-regarded schools.

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

Tel: 01642 462153

- 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.

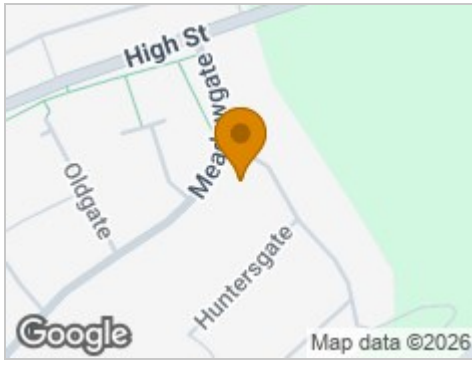
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• 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.



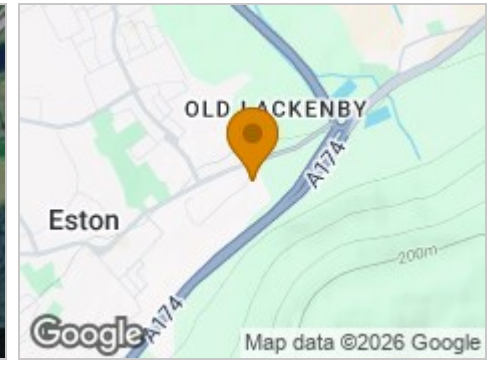
Road Map



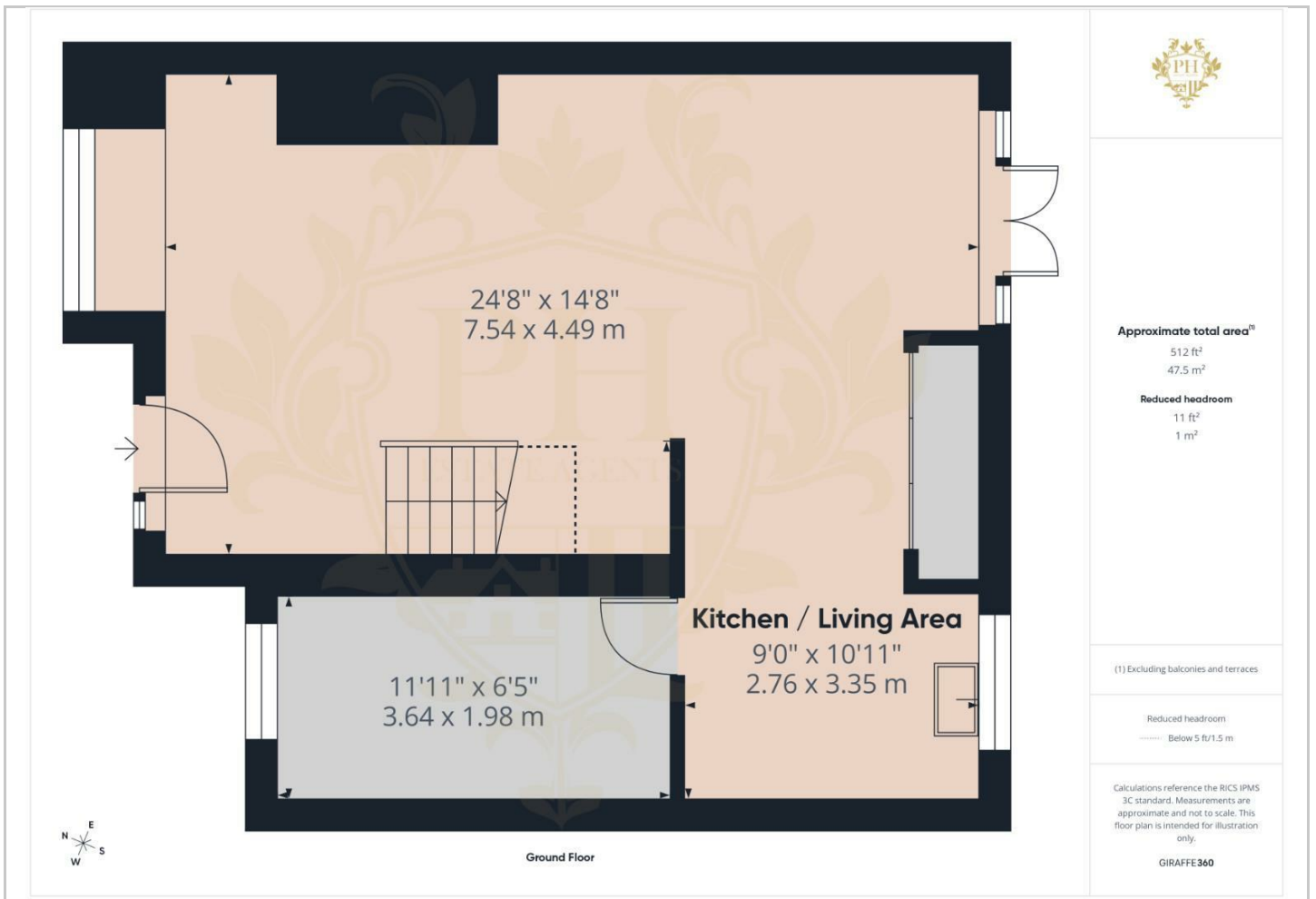
Hybrid Map



Terrain Map



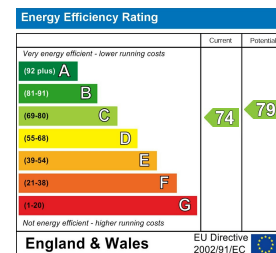
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.