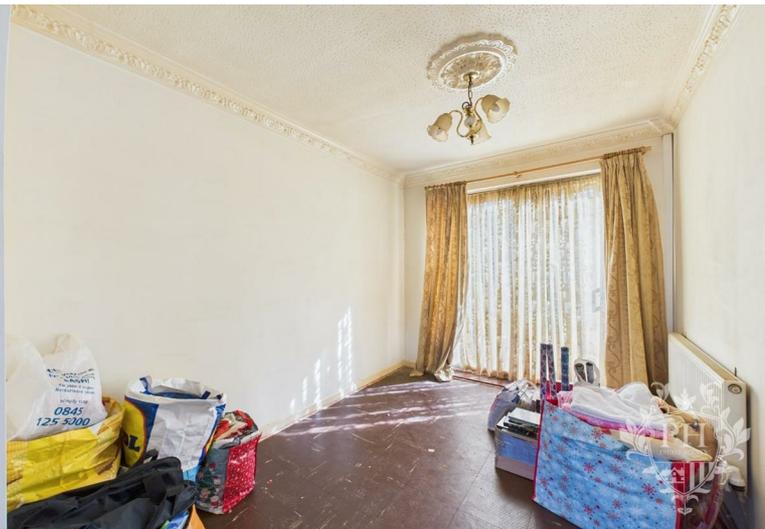




# 157 Meadowgate

, Middlesbrough, TS6 9JB

Offers Over £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.

## ENTRANCE

3'4" x 6'2" (1.02m x 1.88m)

Step through the white UPVC double glazed door, which connects the charming front garden to an entrance hallway. This welcoming passageway features double doors that open into a generous reception room, while also providing access to the staircase leading to the first floor. The wide proportions of the hallway create an inviting first impression, offering plenty of room for coat storage and greeting guests.

## RECEPTION ROOM

12'1" x 13'2" (3.68m x 4.01m)

The spacious reception room welcomes you with its generous proportions, easily accommodating a comfortable two-piece suite. A feature fireplace serves as the room's focal point, its surround adding character and warmth to the space. Natural light streams through the expansive UPVC double-glazed window, brightening every corner. A practical under-stairs storage cupboard offers discreet space for household essentials, while a graceful archway leads seamlessly into the dining area, creating an open, flowing layout perfect for both everyday living and entertaining.

## DINING ROOM

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

Bathed in natural light from the sliding glass patio doors, the intimate dining area creates a perfect spot for shared meals. While modestly sized, the space cleverly accommodates a cozy dining table without feeling cramped. The seamless flow between the dining area, kitchen, and rear garden makes entertaining a breeze, with guests able to move effortlessly between indoor and outdoor spaces. On warm days, the patio doors can be thrown open to let the garden's fresh air and greenery become part of the dining experience.

## KITCHEN

7'5" x 10'9" (2.26m x 3.28m)

Bathed in natural light from a UPVC double-glazed window and door, this welcoming kitchen showcases an array of honey-toned wood-effect cabinetry. The thoughtfully designed space features both wall-mounted and

base units, complemented by sleek, light-colored worktops that add a bright, airy feel. There's ample room for your favorite appliances, whether it's a statement range cooker or a family-sized refrigerator. The double-glazed door opens directly onto the rear garden, perfect for bringing in fresh air while cooking or enjoying morning coffee with garden views.

### LANDING

5'9" x 8'4" (1.75m x 2.54m)

The landing gains access to the three spacious bedrooms, family bathroom and loft with the benefit of a window to the side aspect for light.

### BEDROOM ONE

8'9" x 15'1" (2.67m x 4.60m)

Bathed in natural light from a large UPVC double-glazed window, the primary bedroom occupies a peaceful position at the front of the property. This generously proportioned room easily accommodates a double bed while leaving ample space for substantial wardrobes and chest of drawers. The strategically placed radiator ensures year-round comfort, while the room's front-facing position offers pleasant views of the approach to the property. The well-thought-out dimensions create a serene atmosphere perfect for rest and relaxation, with enough floor space to move comfortably around the furniture.

### BEDROOM TWO

9'1" x 9'1" (2.77m x 2.77m)

Tucked away at the back of the property, the peaceful second bedroom offers a generous layout perfect for a double bed and additional furnishings. Natural light streams through the modern UPVC window, creating a bright and welcoming atmosphere. The well-positioned radiator ensures year-round comfort, while cleverly designed alcoves and corners provide ample space for wardrobes, bedside tables, and storage solutions. The room's rear position means you'll enjoy quiet mornings away from street noise.

### BEDROOM THREE

6'4" x 9'4" (1.93m x 2.84m)

Tucked away at the front of the property, the cozy third bedroom makes clever use of its intimate dimensions. While more modest in size than its siblings, this well-proportioned room easily welcomes a single bed with room to spare. Natural light streams through the UPVC double-glazed window, brightening the space throughout the day, while the modern radiator keeps the room warm and inviting during cooler months. Despite being the smallest of the three bedrooms, smart furniture placement can transform this versatile space into a charming single bedroom, home office, or peaceful reading nook.

### FAMILY BATHROOM

6'1" x 6'1" (1.85m x 1.85m)

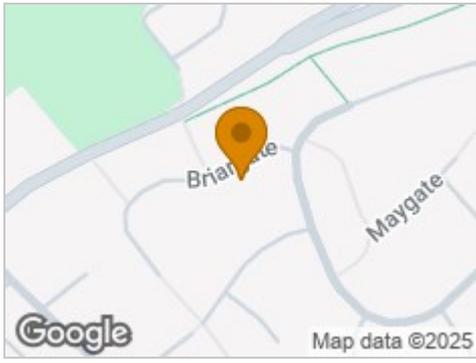
Step into a well-appointed family bathroom, where practicality meets comfort. A three-piece suite anchors the space, featuring a full-length bath with side panels and versatile shower attachments for your bathing preferences. The pristine hand basin provides ample space for your morning routine, while the modern low-level WC completes the essential fixtures. Tiling adorns the walls from floor to ceiling, not only adding a polished look but ensuring effortless maintenance. Natural light filters softly through a frosted UPVC window, creating a bright yet private sanctuary, while a robust radiator keeps the space cozy and inviting year-round.

### EXTERNAL

Welcome to a home where curb appeal meets practical living. The front of the property showcases a gravelled garden complemented by an expansive concrete driveway that winds its way to a sturdy single garage. Step into the backyard and discover a thoughtfully designed three-tiered garden – a natural masterpiece that unfolds like a private oasis. The first level features a pristine patio, perfect for outdoor dining and entertaining, while the upper tiers reveal carefully maintained grass areas ideal for children's play or gardening enthusiasts. This property's prime location puts you minutes from bustling local shops, well-regarded schools, and major transportation arteries, making daily commutes a breeze.



## 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.