



# 51 Buckthorn Grove

, Middlesbrough, TS8 9BF

Offers In The Region Of £187,500



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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

3'6" x 4'5" (1.08m x 1.36m)

Entering the property from the front, with allocated parking spaces nearby, you are welcomed into a bright and inviting hallway. The space features neutral white walls, creating a clean and airy feel, complemented by practical shoe racks for storage and coat hooks that offer convenient organisation for outdoor items whether arriving home or heading out. A small radiator is neatly positioned within the hallway, providing warmth and enhancing the cosy, welcoming atmosphere as you step inside.

### Living room

11'8" x 14'6" (3.58m x 4.43m)

Stepping into the cosy living room, you are welcomed by an abundance of natural light streaming through the uPVC double-glazed windows, creating a bright and comfortable space. Plush grey carpets underfoot add warmth and softness, enhancing the room's inviting atmosphere. The layout comfortably accommodates a three-seater suite alongside wooden cabinets, offering both practicality and style. A useful built-in storage cupboard provides discreet space for household items and includes a convenient charging point for a Hoover, helping to keep the room free from clutter. Completing the space is a stylish designer LED ceiling light, adding a modern finishing touch.

### Kitchen

11'8" x 7'8" (3.57m x 2.34m)

The kitchen is fitted with a generous selection of sleek, light grey wall, base, and drawer units, each finished with polished chrome handles that add a touch of modern style. A built-in electric oven sits neatly beneath a smooth ceramic hob, both complemented by a streamlined extractor fan overhead. The grey countertops provide a subtle contrast, and there's plenty of room for your own free-standing appliances—whether that's a fridge, dishwasher, or washing machine. Natural light pours in through a large UPVC double glazed window, offering a pleasant view of the leafy rear garden and making the space feel bright and welcoming.

At the back of the kitchen, the dining area is perfectly placed for family meals or casual gatherings. There's ample room for a small dining table, and additional dark grey wall units provide extra storage for dishes, glassware, or pantry essentials. A UPVC double glazed door opens directly onto the patio, making it easy to step outside for morning coffee or summer barbecues, while also letting in even more natural light.

### Ground Floor W/C

4'4" x 3'8" (1.33m x 1.12m)

The downstairs W/C offers a clean and well-presented space, featuring grey laminate flooring complemented by cream walls for a soft, neutral finish. The room is fitted with a hand basin and toilet, with a mirror positioned above the basin for added convenience. Ceiling LED lighting enhances the brightness of the space, creating a fresh and modern feel. Tucked away from the main living areas, this W/C provides a private and practical addition to the home.

Tel: 01642 462153

### first floor landing

The first floor landing features plush carpeting underfoot, freshly painted walls in a soft, inviting hue, and modern LED ceiling lights that bathe the space in a warm, even glow. From here, doors open to both the first and second bedrooms, as well as the spacious family bathroom. A staircase rises from the landing, leading you up to the second floor.

### Bedroom One

11'5" x 8'10" (3.50m x 2.70m)

The first bedroom sits at the front of the house, where sunlight filters in through two large UPVC double-glazed windows. There's enough space for a double bed, along with larger wardrobes or storage units. Plush carpeting softens each step, and a radiator ensures the room stays warm and inviting year-round.

### Bedroom Two

11'10" x 7'8" (3.63m x 2.34m)

The second bedroom is filled with natural light and features bright yellow walls, creating a cheerful and uplifting atmosphere. The room comfortably accommodates two single beds, with soft grey carpeting underfoot adding warmth and comfort. A radiator is neatly positioned beneath the uPVC double-glazed window, which offers pleasant views of surrounding trees and local wildlife, including a variety of birdlife. The layout also allows ample space for storage, helping to keep the room tidy and clutter-free.

### Bathroom

5'7" x 7'11" (1.71m x 2.42m)

The main family bathroom is well presented and benefits from a frosted glass window, allowing natural light to enter while maintaining privacy. The room is fitted with a toilet, hand basin, and a bath complete with a shower screen and overhead shower, offering both convenience and versatility. Finished in soft cream tones, the bathroom is complemented by fresh tiling, creating a clean, bright, and welcoming space.

### second floor landing

The second-floor landing is finished with freshly painted walls and soft carpeting underfoot. A built-in cupboard offers convenient storage, and from here, you can step directly into the master bedroom.

### Bedroom Three

8'6" x 16'8" (2.61m x 5.09m)

The third bedroom is a well-proportioned space that comfortably accommodates a double bed, along with a variety of drawers and a large wardrobe, which can be included should the future buyer wish to keep it. Finished with neutral white walls and soft grey carpeting, the room offers a calm and versatile setting, ideal for personalisation.

### En Suite

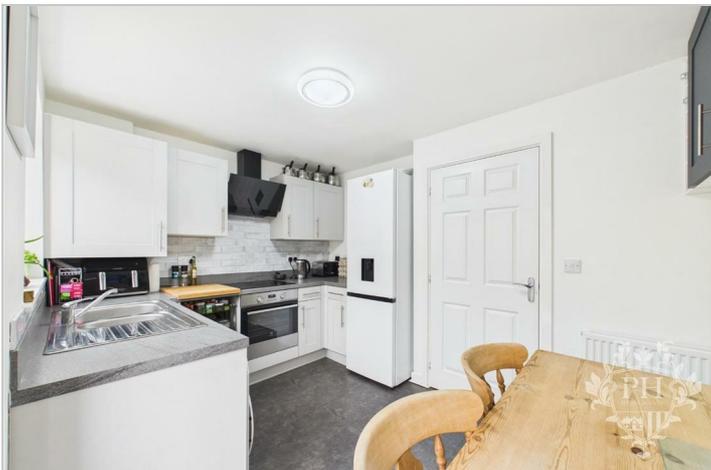
10'11" x 4'10" (3.33m x 1.49m)

Leading from the master bedroom, the en-suite offers a modern and well-appointed space, featuring a walk-in shower, toilet, and hand basin. Positioned opposite the basin is a stylish heated mirror with built-in lighting and a demisting function, adding both practicality and a contemporary touch. A floor-to-ceiling radiator provides efficient warmth, while additional cupboards located near the mirror offer convenient storage for bathroom essentials. Finished with crisp white walls and striking black marbled tiles within the shower area, the en-suite is both elegant and functional.

### External

The rear garden offers a generous outdoor space, ideal for family gatherings and entertaining. Garden lighting, conveniently controlled from the kitchen, along with a PIR motion-sensor light, enhances the usability and safety of the space during the evenings, while double electric sockets located in both the front and rear gardens add further practicality.

Designed with low maintenance in mind, the garden features a combination of paved areas and a section of lawn. A useful shed provides additional storage, offering ample space for garden equipment and outdoor items.



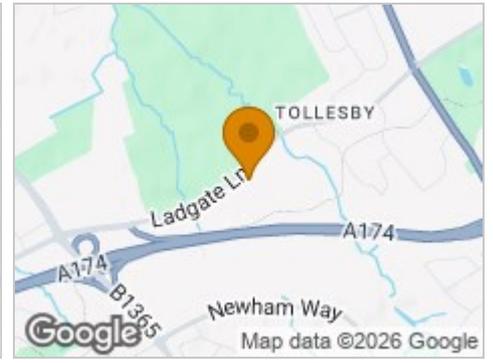
## Road Map



## Hybrid Map



## Terrain Map



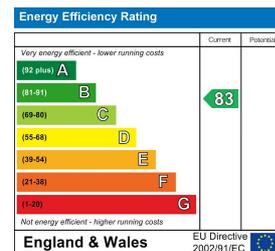
## Floor Plan



## 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.