PH ESTATE AGENTS

43 South Terrace

, Middlesbrough, TS6 6HW

£50,000

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ENTRANCE

3'0" x 3'1" (0.91m x 0.94m)

Entering the property through the front garden via a UPVC double-glazed entrance door, you are welcomed into a small entrance passageway. The passageway provides access to the reception room and also leads to the first-floor accommodation via the staircase, creating a practical and convenient entrance to the property.

RECEPTION ROOM

10'4" x 15'5" (3.15m x 4.70m)

The reception room is well proportioned and provides ample space to accommodate a two-piece suite together with additional storage furniture. The room benefits from a UPVC double-glazed window, allowing natural light into the space, as well as a radiator. The room would benefit from some cosmetic improvement and modernisation to bring it up to a more contemporary standard and allow the space to reach its full potential.

KITCHEN/ DINER

14'11" x 9'10" (4.55m x 3.00m)

The kitchen/diner is situated to the rear of the property and currently comprises a range of wall, base and drawer units, providing existing storage and preparation space. The room is in need of full renovation and modernisation, offering an excellent opportunity for the incoming purchaser to create a contemporary kitchen and dining space to their own specification.

The room benefits from a window, allowing natural light into the space, together with a door providing direct access to the rear garden. The generous layout offers good potential for both a practical kitchen arrangement and a dedicated dining area.

LANDING

5'7" x 2'6" (1.70m x 0.76m)

The landing gains access to the properties two bedrooms, family bathroom and loft.

BEDROOM ONE

11'9" x 11'11" (3.58m x 3.63m)

The first bedroom is situated to the front aspect of the property and is a well-proportioned double bedroom, offering ample space to comfortably accommodate a double bed along with larger storage units. The room is currently in need of a significant amount of cosmetic improvement and modernisation, providing an opportunity for the incoming purchaser to update the space to their own taste and specification.

The bedroom benefits from a UPVC double-glazed window, allowing natural light into the room, together with a radiator and a useful built-in storage cupboard.

BEDROOM TWO

7'9" x 11'4" (2.36m x 3.45m)

The second bedroom is situated to the rear aspect of the property and provides a practical single-bedroom space, offering sufficient room to accommodate a single bed along with larger storage units. The room is in need of some cosmetic improvement and modernisation, providing an opportunity for the incoming purchaser to personalise and update the space to their own requirements.

The bedroom benefits from a UPVC double-glazed window, allowing natural light into the room, together with a radiator for added warmth and comfort.

FAMILY BATHROOM

6'10" x 8'4" (2.08m x 2.54m)

The family bathroom is currently fitted with a four-piece suite comprising a walk-in shower, panelled bath, hand basin and low-level WC. The room is in need of complete renovation and modernisation, offering the incoming purchaser an opportunity to create a contemporary bathroom to their own taste and specification.

The bathroom benefits from a frosted UPVC double-glazed window, providing natural light while maintaining privacy, together with a radiator.

EXTERNAL

Externally, the property benefits from convenient on-street parking, together with gardens to both the front and rear. The front garden provides an attractive approach to the property, while the rear garden offers a private outdoor space with potential for seating, entertaining or general use.

The property is conveniently located within a short walk of a range of local amenities, including shops and everyday services, as well as nearby schools. The A66 is also easily accessible, providing convenient transport links for commuting and travel to the surrounding areas.

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

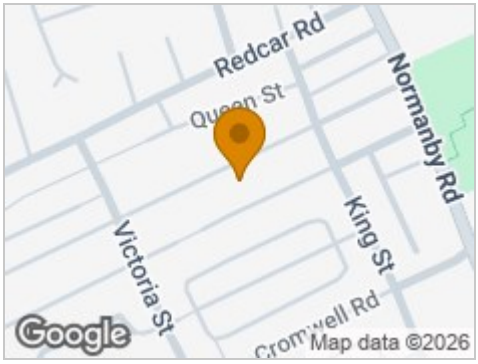
Next Steps

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

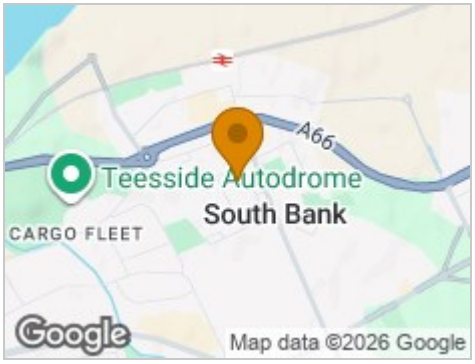
•All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
•Photographs, floor plans, and virtual tours 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

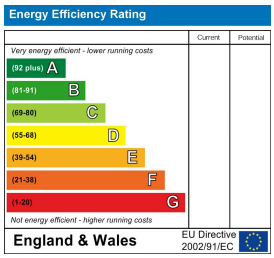


Floor Plan

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



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