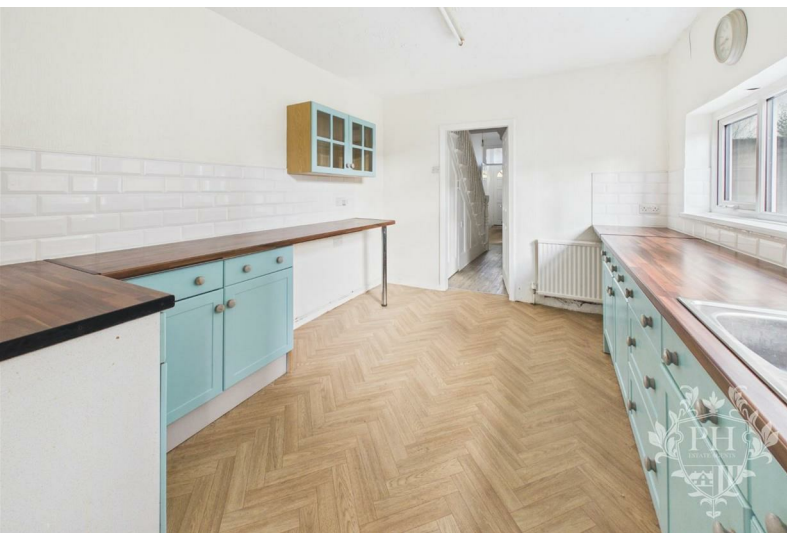




10 Millfield Road

, Middlesbrough, TS3 6ES

Offers In The Region Of £89,950



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HALLWAY

Stepping in from the street, you're greeted by a sunlit hallway that leads you toward the heart of the home. From here, you can make your way into the main reception room, the kitchen, or head upstairs to the first floor.

RECEPTION ROOM

The reception room sits at the front of the house, filled with natural light pouring in through a wide bay window. There's plenty of space for a comfortable two-piece suite, and the layout allows for extra storage units without feeling cramped. A classic fire surround with an electric coal fire creates a cozy focal point, while a radiator keeps the whole room warm. From here, a doorway leads directly into the dining room at the back of the property.

DINING ROOM

The dining area opens directly from the reception room, tucked away at the rear of the property for a sense of privacy and calm. There's plenty of space here for a generously sized dining table—perfect for lively gatherings or quiet family meals. Natural light pours in through a large window, while a well-placed radiator keeps the room cozy. The freshly painted walls give everything a crisp, inviting feel.

KITCHEN

The kitchen is tucked away at the back of the house, where sunlight streams in through a window overlooking the yard. Cabinets line the walls, their pale finish brightening the space, while matching drawer units and base cupboards offer plenty of storage. The countertops have a warm, wood-look surface that gives the room a welcoming feel. There's ample room for your choice of free-standing appliances, and a door opens directly to the rear yard—perfect for easy access to the outdoors. A radiator keeps the space comfortable year-round.

FIRST FLOOR LANDING

The landing gains access to two of the properties bedrooms, bathroom, toilet and second floor.

BEDROOM ONE

The first bedroom sits at the front of the house, where sunlight streams in through a generous window and spills across crisp, white walls. There's plenty of space here for a double bed and roomy storage units, all easily arranged without making the room feel

crowded. A radiator rests neatly beneath the window, ready to keep things cozy when the temperature drops.

BEDROOM TWO

The second bedroom sits at the heart of the first floor, offering enough room for a comfortable double bed. While storage options are somewhat limited, the space feels bright and welcoming thanks to a well-placed window that lets in natural light. A radiator beneath the window keeps the room cozy year-round.

BATHROOM

The bathroom features a classic two-piece suite, including a deep, paneled bathtub fitted with shower attachments and a spacious hand basin. Natural light filters softly through a frosted window, offering privacy while brightening the space. A modern radiator provides warmth, making the room comfortable year-round.

TOILET

The toilet is separate to the bathroom and has a frosted window and radiator.

SECOND FLOOR

BEDROOM THREE

The third bedroom is located on the second floor, offering just enough space for a cozy small double bed. While the room can fit some smaller furnishings, larger storage pieces may feel cramped. A window lets in natural light during the day, and a radiator provides warmth, making the space inviting despite its compact size.

EXTERNAL

This property features convenient on-street parking and a secure, private rear yard—perfect for relaxing outdoors or storing bikes and garden equipment. Ideally situated, it's within easy walking or driving distance of local shops, schools, and reliable bus routes. You're also only 5 to 10 minutes by car from Middlesbrough town centre, James Cook Hospital, and the A66, making daily commutes and errands simple and stress-free.

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.

Tel: 01642 462153

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, non-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:

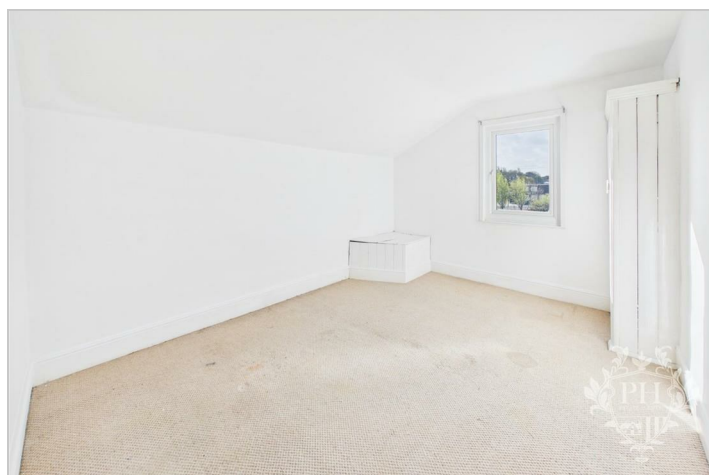
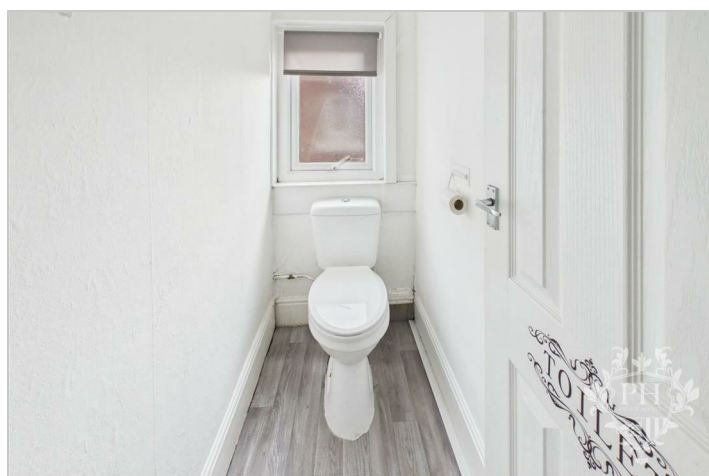
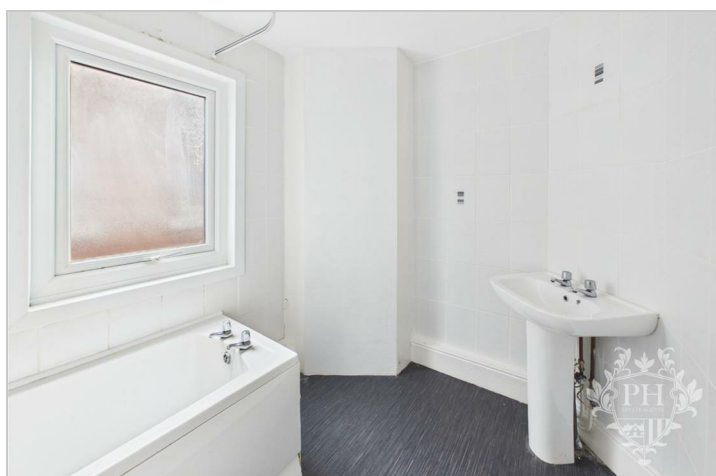
1. Contact our office.
2. Have your supporting documents ready.

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.

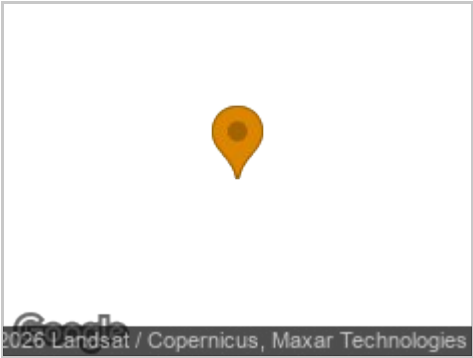
For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



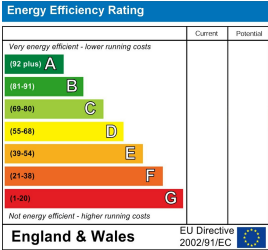
Floor Plan



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.