



PH ESTATE AGENTS



5 Dunholm Avenue , Middlesbrough, TS3 0SQ

Offers In The Region Of £89,950



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HALLWAY

3'6" x 8'6" (1.07m x 2.59m)

Step inside through a sturdy brown UPVC double glazed door and find yourself in a bright, welcoming hallway. Sunlight pours in, illuminating the space and guiding you toward the reception room, a convenient ground floor w.c., and the staircase leading up to the first floor.

GROUND FLOOR W.C.

3'4" x 4'9" (1.02m x 1.45m)

The ground floor restroom features a thoughtfully designed two-piece suite, complete with a modern hand basin and a low-level toilet. Natural light filters in through a frosted window, providing both brightness and privacy, while a radiator ensures the space stays comfortably warm.

RECEPTION ROOM

10'4" x 12'9" (3.15m x 3.89m)

The reception room sits at the front of the property, welcoming you with its bright and airy feel. There's generous space for a comfortable two-piece suite, along with room for extra living furniture to suit your style. A large UPVC double glazed window fills the area with natural light throughout the day, while a radiator keeps things cozy. The focal point is a stylish fire surround with an electric fire, perfect for relaxing evenings. Laminate flooring runs underfoot, adding a sleek touch, and an understairs storage cupboard offers a practical spot to tuck away household essentials.

KITCHEN DINER

18'2" x 11'6" (5.54m x 3.51m)

The kitchen diner sits at the back of the house, offering a bright and welcoming space perfect for both cooking and entertaining. Along one wall, you'll find a generous selection of crisp white cabinets—including wall-mounted cupboards, base units, and deep drawers—giving you plenty of storage for all your cookware and pantry staples. There's a built-in electric oven with a hob on top, making meal prep easy, and room for your favorite free-standing appliances. Two large UPVC windows let in loads of natural light, while a radiator keeps the room cozy year-round. There's ample space for a full-sized dining table, ideal for family meals or dinner parties, and a double-glazed UPVC door opens directly onto the rear garden, inviting the outside in.

LANDING

6'6" x 9'0" (1.98m x 2.74m)

The landing gains access to the three spacious bedrooms, family bathroom and loft.

BEDROOM ONE

9'3" x 12'10" (2.82m x 3.91m)

The first bedroom sits at the front of the house, with a large UPVC window that lets in plenty of natural light throughout the day. There's ample room for a double bed, plus larger wardrobes or dressers, so you won't feel cramped when arranging your furniture. The space is finished with a soft carpet underfoot and a radiator to keep the room cozy year-round.

BEDROOM TWO

11'5" x 9'7" (3.48m x 2.92m)

The second bedroom is tucked away at the back of the house, offering a quiet retreat from the main living areas. There's ample room for a double bed, plus a larger wardrobe or dresser, making it ideal for comfortable living or guests who need extra storage. Natural light streams in through a UPVC window, while a radiator keeps the space warm and inviting. The soft carpeting underfoot adds an extra touch of coziness.

BEDROOM THREE

8'9" x 9'9" (2.67m x 2.97m)

The third bedroom, positioned at the front of the property, is the most compact of the three. It offers just enough space for a single bed and a few essential storage pieces, making it ideal for a child's room or a cozy guest space. Natural light streams in through a UPVC window, while a radiator ensures the room stays warm and comfortable year-round.

FAMILY BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

The family bathroom features a three-piece suite, consisting of a paneled bathtub fitted with an electric shower for convenience, a hand basin, and a low-level WC. The walls are partially tiled, adding a touch of elegance while making cleaning easier. Natural light filters through a UPVC frosted window, ensuring privacy without sacrificing brightness, and a radiator keeps the space warm and comfortable.

EXTERNAL

This home features a charming fenced front garden, perfect for relaxing or letting kids play safely. Out back, you'll find a spacious rear garden with a sturdy brick shed, offering plenty of room for storage or hobbies. Communal parking is conveniently located just behind the property, and you're only a short stroll away from local shops, amenities, and schools, making daily errands and school runs a breeze.

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.

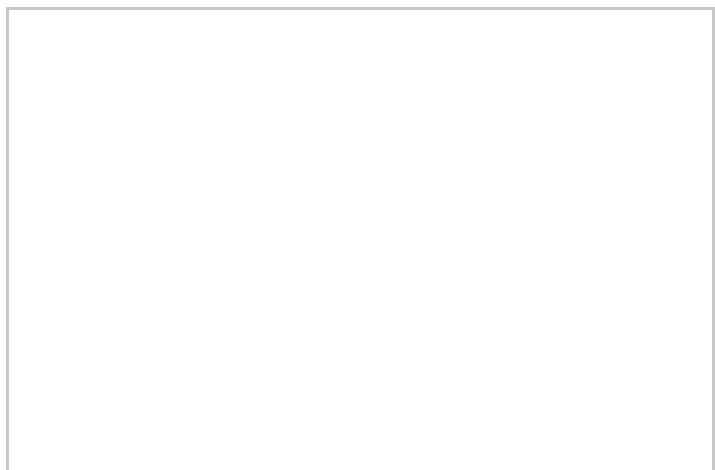
Terms & Conditions / Disclaimers

- 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.

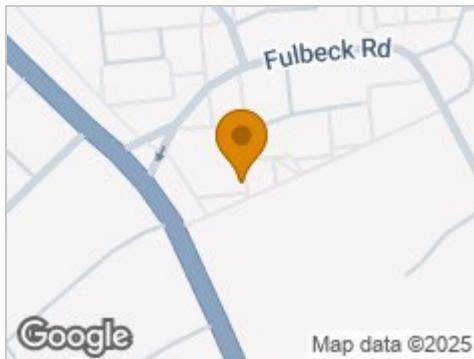
Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- 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.

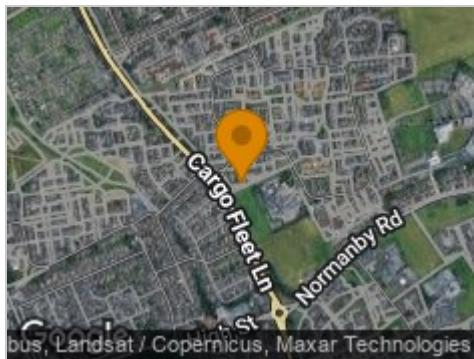
For further details or clarification, please contact our office directly.



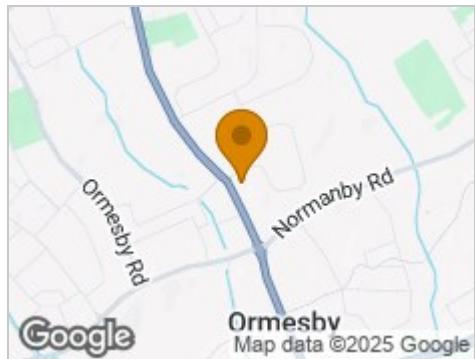
Road Map



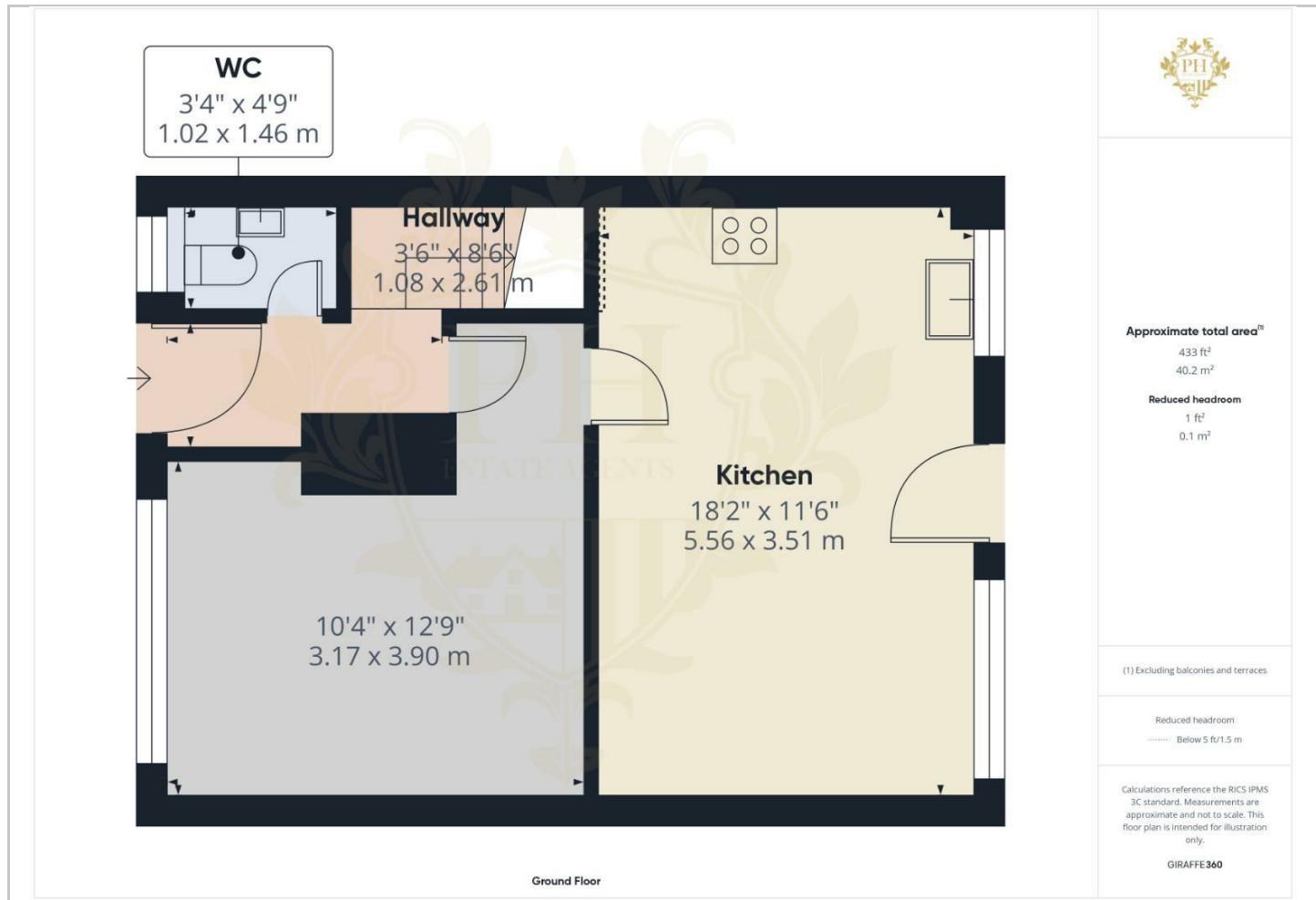
Hybrid Map



Terrain Map



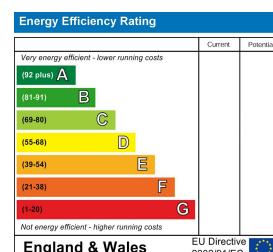
Floor Plan



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.