PH ESTATE AGENTS



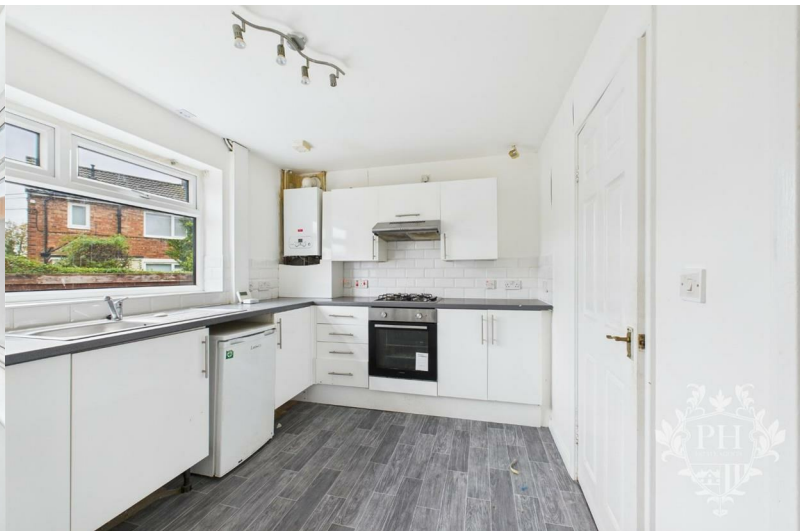
38 Nightingale Road

, Middlesbrough, TS6 9PX

Offers Over £85,000

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HALLWAY

2'11" x 13'3" (0.89m x 4.04m)

Stepping inside through an elegant white UPVC door, one is immediately welcomed into a spacious and luminous hallway that gracefully channels visitors towards the inviting reception room, cozy dining area, and the staircase ascending to the first floor. The hallway itself boasts pristine white-washed walls that exude a fresh, clean ambiance, while a contemporary grey carpet blankets the floor, extending a seamless flow of modern sophistication into the reception room and up the stairs to the upper level

RECEPTION ROOM

16'1" x 13'2" (4.90m x 4.01m)

The reception area unfolds into a generously proportioned space, where the ambiance is elevated by the presence of a contemporary fire surround, housing a sleek gas fireplace below. An expansive UPVC double glazed window invites an abundance of natural light from the front, enriching the room's welcoming atmosphere. This central hub seamlessly transitions into the adjoining kitchen and hallway, creating an effortless flow throughout the space.

KITCHEN

13'2" x 8'5" (4.01m x 2.57m)

The spacious kitchen is a chef's delight, featuring an array of sleek white wall-mounted, base, and drawer units that strikingly contrast with the rich, dark worktops, creating an elegant and modern aesthetic. Natural light floods the room through the large UPVC double-glazed window, offering a serene view of the well-manicured rear garden. The flooring is adorned with contemporary lino that is both stylish and practical, and there's the added bonus of a compact pantry that provides extra storage space for kitchen essentials, ensuring everything is within easy reach. This kitchen seamlessly extends into the dining area and reception room, making it perfect for entertaining and everyday living.

DINING AREA

5'9" x 8'5" (1.75m x 2.57m)

The entrance to the dining room is gracefully framed by elegant white doors, presenting a welcoming passage from both the corridor and the heart of the home, the kitchen. The space within is generous, offering a cozy yet spacious ambiance that perfectly accommodates a charming dining table suited for intimate gatherings. Natural light floods the room through the pristine UPVC double glazed window, enhancing the airy atmosphere, while the glazed door offers a transparent threshold to the serene rear garden, inviting the beauty of the outdoors into this delightful dining area.

LANDING

3'0" x 9'6" (0.91m x 2.90m)

The landing gains access to the properties three spacious bedrooms, family bathroom and toiler facility.

BEDROOM ONE

11'8" x 9'11" (3.56m x 3.02m)

The primary bedroom, gracefully positioned at the front of the residence, exudes a spacious ambiance, enhanced by the presence of not one, but two UPVC double-glazed windows that invite a cascade of natural light to fill the room. The interior decor strikes a harmonious balance with its plush grey carpeting underfoot and the pristine white walls, creating an air of serene minimalism. Adding to the room's generous proportions is the substantial built-in storage cupboard, a welcome feature that provides both functional space and a touch of elegance to this tranquil retreat.

BEDROOM TWO

11'9" x 8'8" (3.58m x 2.64m)

The second bedroom, nestled at the back of the property, currently serves a practical purpose as a storage space. However, its generous dimensions offer the potential for transformation into a cozy and inviting sleeping area, comfortably accommodating a double bed and additional storage units. Natural light streams in through a UPVC double glazed window, enhancing the room's ambiance, while a spacious storage cupboard offers ample space for organizing and tucking away belongings, ensuring a clutter-free environment.

BEDROOM THREE

7'5" x 9'6" (2.26m x 2.90m)

The third bedroom, although the most compact among its siblings, is a cozy enclave perfectly sized to accommodate a single bed complemented by additional storage solutions. It is pleasantly situated at the front of the residence, where it reaps the rewards of a UPVC window that bathes the space in natural light. The room's aesthetic is defined by a sophisticated grey carpet that provides a soft underfoot experience, and pristine white walls that offer a canvas for personalization and decor.

BATHROOM

4'6" x 8'1" (1.37m x 2.46m)

The family bathroom is outfitted with a two-piece suite, featuring a white paneled bath complemented by a convenient overhead electric shower, and a matching hand basin. The space is enhanced by contemporary lino flooring, which pairs beautifully with the crisp white walls to create a serene and inviting atmosphere. A classic radiator provides warmth and comfort, while a built-in storage cupboard offers practical space for toiletries and linens. The room is bathed in soft, natural light streaming through a UPVC frosted window that overlooks the rear of the property, ensuring privacy and a tranquil view. Adding to the thoughtful layout, the toilet is housed in a separate room adjacent to the bathroom, ensuring additional privacy and convenience for the household.

EXTERNAL

The property features a generously proportioned front garden, tastefully landscaped with elegant gravel, creating a welcoming approach to the

home. Access to the enchanting rear garden is provided via a secure gate, ensuring privacy and safety. Once in the back, you'll discover an impressively expansive garden, perfect for hosting gatherings or simply enjoying the outdoors, complemented by a substantial area of lush, well-maintained grass. Additionally, the property boasts an extensive array of communal parking spaces at the front, offering ample convenience for residents and visitors alike.

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.









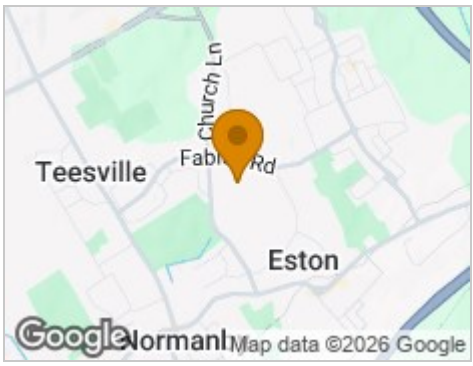
Road Map



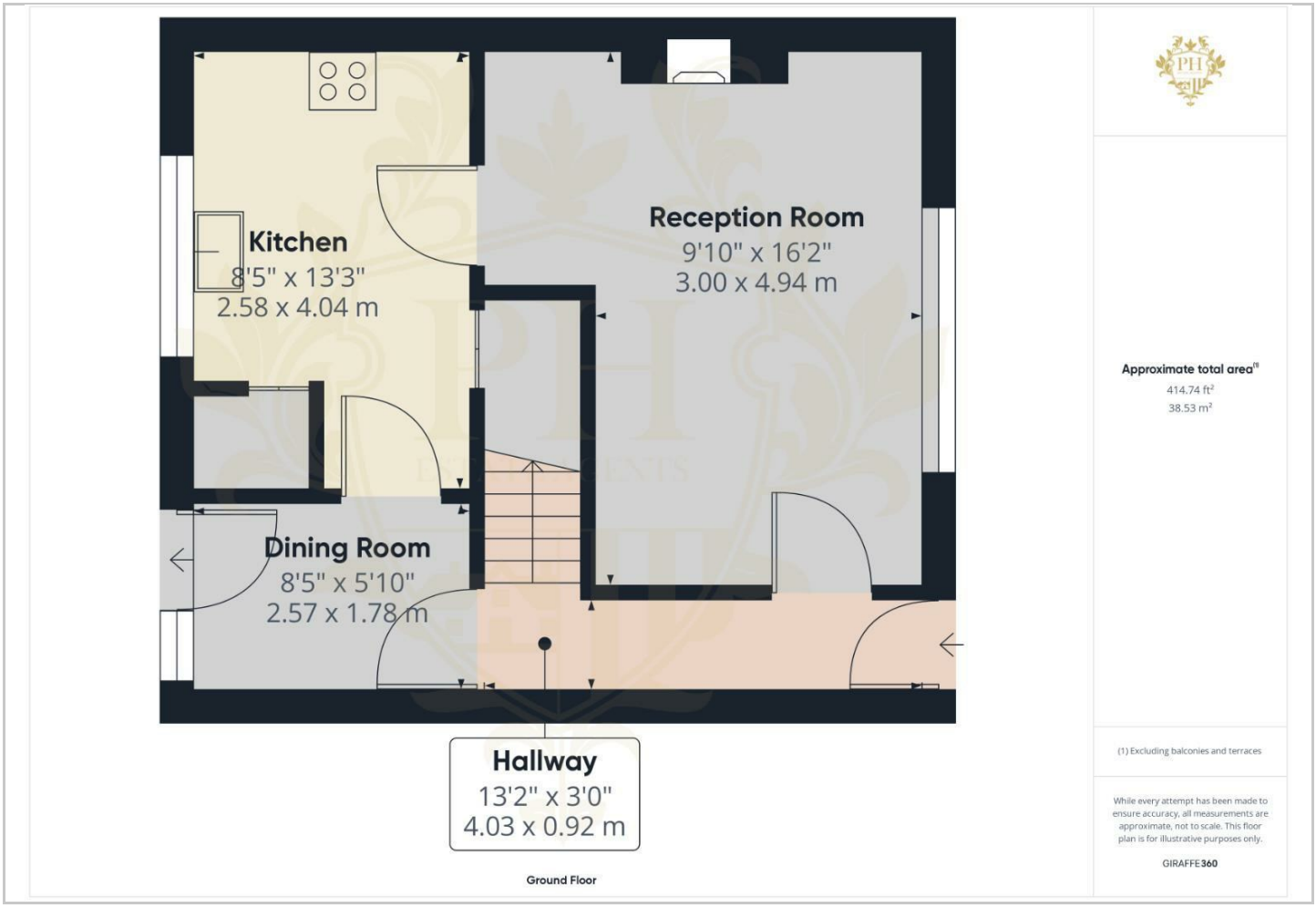
Hybrid Map



Terrain Map



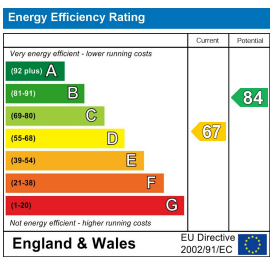
Floor Plan



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



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