

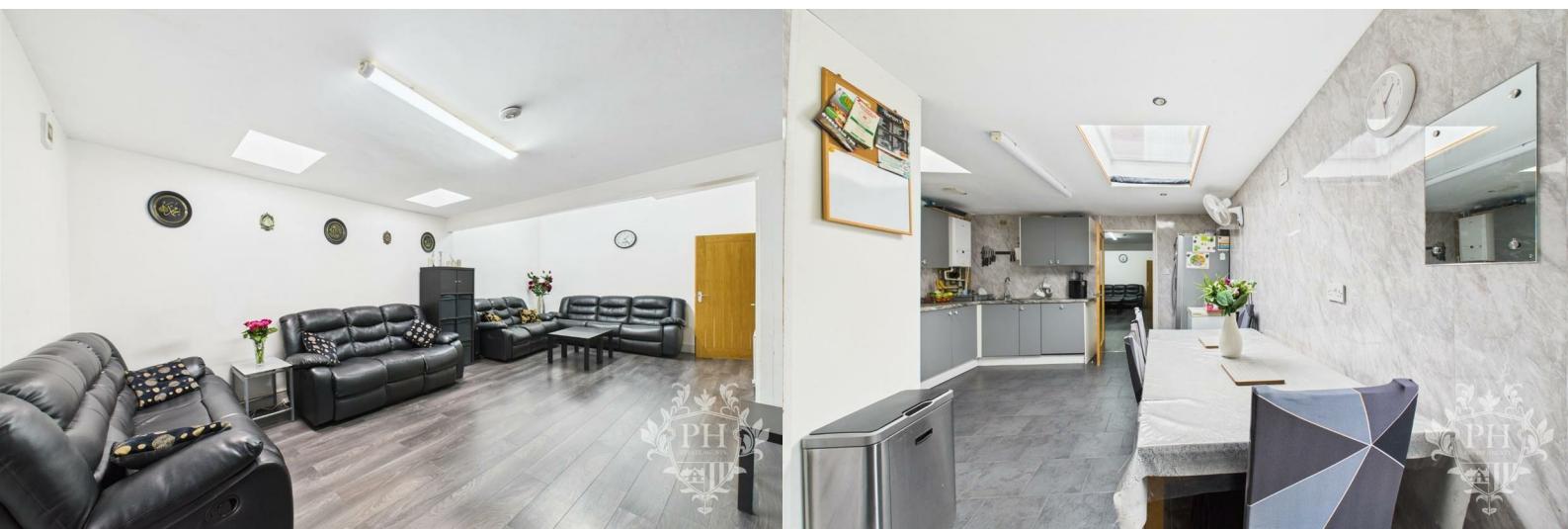


PH ESTATE AGENTS



62 Crescent Road
, Middlesbrough, TS1 4QP

Offers In The Region Of £135,000



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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.

HALLWAY

2'11" x 11'0" (0.89m x 3.35m)

Step through the white UPVC double-glazed door and you'll find yourself in a welcoming, sun-drenched hallway that stretches deep into the home. This bright corridor serves as the heart of the ground floor, branching off to two spacious reception rooms while a staircase leads you upward to the first floor.

MAIN RECEPTION ROOM

13'10" x 25'3" (4.22m x 7.70m)

Bathed in natural light from three elegant ceiling windows, the expansive main reception room invites you to unwind in style. The thoughtfully extended space easily accommodates a luxurious three-piece suite while leaving plenty of room for carefully chosen storage pieces. Warm laminate flooring flows throughout, complemented by efficient radiators that keep the space cozy year-round. A seamless transition leads to the generous kitchen, making entertaining a breeze. The room's generous proportions and strategic layout create an airy, welcoming atmosphere that serves as the perfect heart of the home.

SECOND RECEPTION ROOM

10'10" x 14'1" (3.30m x 4.29m)

Bathed in natural light from a bay window, the second reception room graces the front of the property. Currently serving as a cheerful play room, this welcoming space features wall-to-wall carpeting that's perfect for little ones at play. The classic radiator keeps the room cozy during colder months.

KITCHEN DINER

13'2" x 17'11" (4.01m x 5.46m)

Bathed in natural light streaming through an elegant skylight, this expansive kitchen welcomes you with its thoughtfully designed open layout. Sleek, dove-grey cabinetry lines the walls, while matching base units and drawer systems provide abundant storage. The pristine light-colored worktops create a striking contrast against the soft grey surfaces, adding depth and sophistication to the space. There's ample room to accommodate a family-sized dining table, perfect for both casual meals and entertaining. The kitchen's practical design includes dedicated spaces for freestanding

appliances, while modern comfort is ensured by a well-positioned radiator. Adding to its functionality, the kitchen provides convenient access to both a ground floor bathroom with wet room features and a private rear yard, making this space as practical as it is beautiful.

GROUND FLOOR BATHROOM/ WET ROOM

9'3" x 5'1" (2.82m x 1.55m)

Step into a well-appointed wet room featuring a three-piece bathroom suite. The thoughtfully designed space showcases a corner bath that fits seamlessly into the room's layout. A modern hand basin provides both style and functionality, while the low-level WC ensures comfort and accessibility. The wall-mounted shower adds convenience for your daily routine, with its practical positioning allowing for easy access. Natural light filters softly through a frosted UPVC double-glazed window, creating a bright yet private atmosphere. For added comfort and convenience, a sleek towel rail keeps your linens warm and within easy reach, completing this refined bathroom space.

LANDING

3'9" x 6'10" (1.14m x 2.08m)

The split level landing gains access to the three spacious bedrooms, toilet and loft space with a storage cupboard for convenience.

BEDROOM ONE

14'6" x 11'9" (4.42m x 3.58m)

Bathed in natural light from a bay window, the spacious main bedroom commands the front of the property. This generously proportioned room easily accommodates a king-sized bed while leaving ample space for statement furniture pieces. Built-in heating ensures year-round comfort, and the room's thoughtful layout provides plenty of room for substantial wardrobes, dressers, or armoires without feeling cramped. The bay window adds architectural character while creating a perfect spot for a cozy reading nook or vanity area.

BEDROOM TWO

8'9" x 11'1" (2.67m x 3.38m)

Nestled in the heart of the home, the welcoming second bedroom offers an ideal retreat. Bathed in natural light from the UPVC double-glazed window, this well-proportioned room comfortably accommodates a double bed while leaving ample space for bedside tables and storage furniture. Carpeting underfoot adds warmth and comfort, complemented by a radiator that keeps the space cozy year-round. The thoughtful layout ensures easy movement around the bed, making the room feel both spacious and intimate - perfect for a guest room or peaceful secondary bedroom.

BEDROOM THREE

8'10" x 8'0" (2.69m x 2.44m)

Cozy and well-proportioned, the third bedroom makes efficient use of its intimate space. While it may be the most modest of the three bedrooms, it comfortably accommodates a small double bed and cleverly positioned storage units. Natural light streams through the UPVC double-glazed window, brightening the room throughout the day, while the radiator ensures warmth and comfort during cooler months. Perfect for a guest room, home office, or child's bedroom, this space proves that good things come in small packages.

TOILET

5'8" x 3'6" (1.73m x 1.07m)

The bathroom features a classic two-piece white suite. A sleek hand basin provides ample space for daily routines, while the low-level toilet is positioned discreetly against the wall. Clean lines of modern wall cladding add a polished finish to the space, and natural light filters softly through a frosted window, ensuring both brightness and privacy.

EXTERNAL

Enjoy the convenience of ample on-street parking right outside your door, complemented by a private rear yard that offers a peaceful outdoor space. The property's prime location puts you within easy walking distance of local schools, while Middlesbrough's vibrant town centre is just minutes away. Everything you need is close at hand, from cafes and restaurants to essential shopping, medical facilities, and recreational spaces.



Road Map



Hybrid Map



Terrain Map



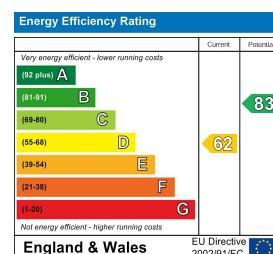
Floor Plan



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.