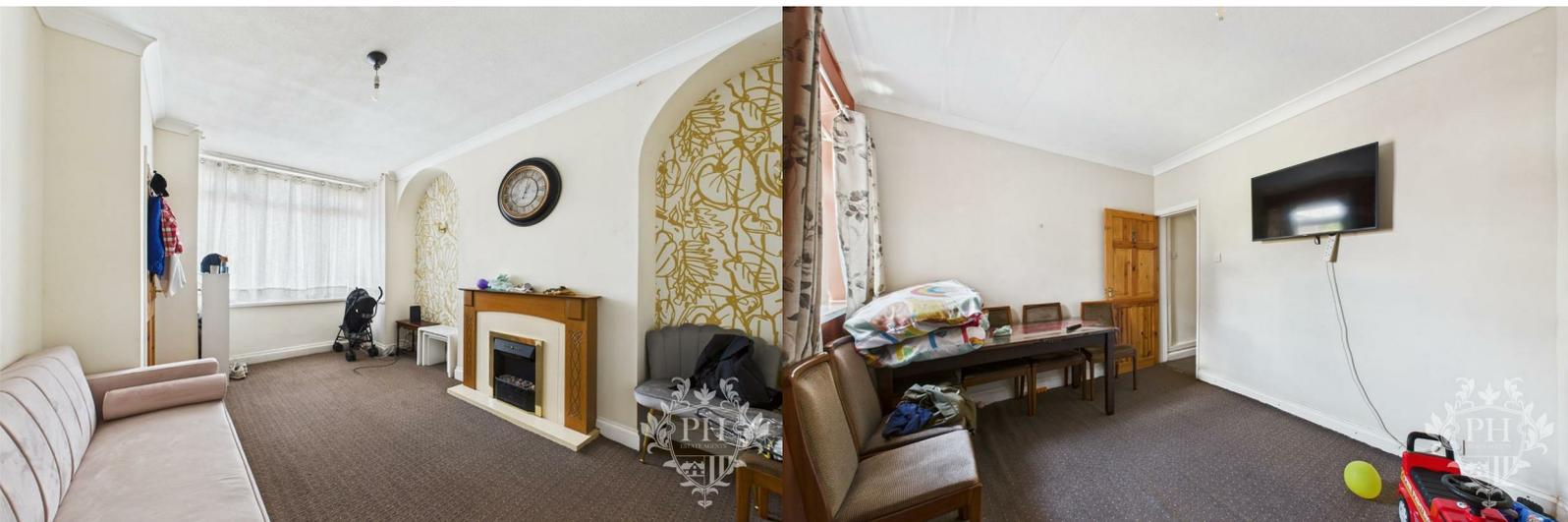




45 Saltwells Road
, Middlesbrough, TS4 2EB

£89,950



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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.

ENTRANCE

3'10" x 3'11" (1.17m x 1.19m)

Step through the front garden and enter the home via a white UPVC door, arriving in a spacious hallway that leads directly to the main reception room and provides access to the staircase for the upper floor.

RECEPTION ROOM

15'0" x 10'2" (4.57m x 3.10m)

The reception room sits at the front of the property, offering a generous layout that easily accommodates a two-piece suite along with sizable storage units. A large UPVC double glazed bay window floods the space with natural light, while a radiator ensures comfort throughout the year. At the heart of the room, a stylish fire surround with an electric fire adds both warmth and a welcoming focal point.

DINING ROOM

9'0" x 14'4" (2.74m x 4.37m)

The dining room sits at the back of the house, opening up from the main reception area and offering a quiet, private space away from the bustle of the front rooms. Right now, the tenant has added extra kitchen appliances in this room, but there's still plenty of space for a large dining table—perfect for family meals or hosting friends—and even extra storage cabinets. Natural light pours in through a UPVC double glazed window, keeping the room bright during the day, while a radiator ensures it stays warm and comfortable year-round. There's also a convenient doorway connecting directly to the kitchen, making it easy to serve meals or grab a quick snack.

KITCHEN

8'5" x 8'1" (2.57m x 2.46m)

Tucked away at the back of the house, the kitchen is a bright and inviting space. Sleek white high-gloss cabinets line the walls, offering plenty of storage in the form of wall-mounted cupboards, spacious base units, and deep drawers. A built-in electric oven sits neatly below a smooth ceramic hob, perfect for everyday cooking, while there's ample room for additional free-standing appliances like a fridge or washing machine. Natural light pours in through a generous UPVC double-glazed window, making the space feel airy and open, and a matching door provides easy access to the private rear yard.

Tel: 01642 462153

LANDING

2'6" x 5'2" (0.76m x 1.57m)

The landing gains access to the two spacious bedrooms and family bathroom.

BEDROOM ONE

12'3" x 10'2" (3.73m x 3.10m)

The main bedroom sits at the front of the property, welcoming in plenty of natural light through a large UPVC double glazed window. There's ample space for a comfortable double bed, bedside tables, and extra storage pieces or a dressing table without feeling cramped. Two built-in storage cupboards are cleverly tucked away, offering convenient places to keep clothes and belongings out of sight. A radiator beneath the window ensures the room stays cozy year-round.

BEDROOM TWO

9'10" x 7'5" (3.00m x 2.26m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat with enough space for a double bed and a few compact storage pieces, such as a dresser or bedside tables. Natural light streams in through the UPVC double glazed window, illuminating the soft wood-effect laminate flooring and creating a warm, inviting atmosphere. A radiator ensures the room stays comfortable year-round, making it an ideal space for guests or a cozy home office.

FAMILY BATHROOM

6'11" x 4'8" (2.11m x 1.42m)

The bathroom features a sleek, modern three-piece suite, consisting of a panelled bathtub equipped with a polished chrome shower and glass shower screen. A slimline hand basin sits atop a built-in storage cabinet, offering both style and practicality, while the low-level WC blends seamlessly into the room's contemporary design. Fresh white and soft grey tiles line the walls, creating a clean and inviting atmosphere. Additional touches, such as a chrome towel warmer and a frosted UPVC double-glazed window, provide warmth, privacy, and plenty of natural light.

EXTERNAL

The property features a charming, easy-care front garden bordered by a neat dwarf wall and accessed through a welcoming gate. At the back, you'll find a spacious yard—ideal for outdoor gatherings, relaxing, or even a bit of gardening. On-street parking is available right outside, making day-to-day life more convenient. Plus, you're only steps from a handy local shop and just a quick drive from the A66, connecting you easily to the surrounding area.



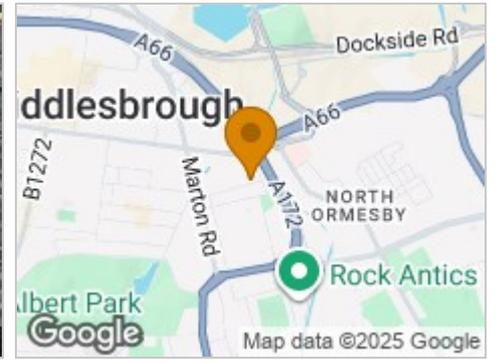
Road Map



Hybrid Map



Terrain Map



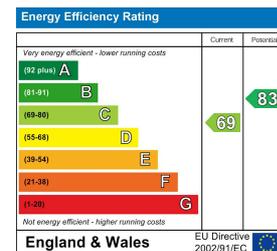
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.