PH ESTATE AGENTS

28 Buckthorn Grove

, Middlesbrough, TS8 9BF

Reduced To £150,000

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ENTRANCE

4'8" x 5'0" (1.42m x 1.52m)

The entrance hall, designed with a contemporary flair, serves as the perfect sanctuary for storing your outdoor attire. As you step inside, you are welcomed by a hefty oak door, solid in its construction, which leads you into the open-concept reception room and kitchen. The entrance area is further enhanced with a generously sized radiator, ensuring a warm welcome during the colder months. The modern aesthetic is completed with sleek and stylish tiles underfoot. Additionally, this space grants effortless access to the inviting staircase leading to the first floor.

OPEN PLAN RECEPTION/ KITCHEN

22'1" x 11'1" (6.73m x 3.38m)

Upon stepping through the robust, internal door constructed of solid oak from the hallway, you'll find yourself warmly greeted by a sleek, contemporary open-plan kitchen and reception room. The kitchen is a vision of modern elegance, boasting an array of high-gloss wall units, base cabinets, and drawers, designed to cater to all your storage requirements. Included are top-notch amenities such as a built-in oven and a spacious fridge freezer, with additional room made available for a washing machine.

To the left of this stylish space lies the inviting living area. This area is accentuated by an expansive media wall, serving as an ideal backdrop for cherished family gatherings. French doors adjoin this space, offering the opportunity to invite a refreshing breeze during the balmy summer months and extend the living area outdoors.

This communal space is further enhanced by a UPVC double glazed window situated at the front, allowing an abundance of natural light to flood the room. Conveniently, this room also provides direct access to a ground floor toilet, enhancing the practicality of the space.

GROUND FLOOR W/C

4'9" x 2'10" (1.45m x 0.86m)

The lavatory on the ground floor boasts a well-designed dual component ensemble, comprising of a strategically set low-level commode and an elegantly crafted hand basin. This space emanates a sense of contemporary sophistication, a result of its meticulously selected floor and wall tiles that create an appealing surround. Added to this modern environment is a polished chrome handrail, lending not only a touch of sleek style but also instilling a comforting sense of warmth.

FIRST FLOOR LANDING

11'0" x 3'1" (3.35m x 0.94m)

Upon ascending to the first floor, one is greeted by a sprawling landing area. It's a vast expanse, decked out in a contemporary fashion with a plush carpet in a sleek shade of grey. The walls, freshly painted, are a crisp white, forming a striking contrast to the flooring. This grand space serves as a welcoming portal to two spacious bedrooms nestled on the same floor. Alongside these restful sanctuaries, it also provides passage to the commodious family bathroom. Additionally, it houses the staircase that spirals upwards, leading to the intriguing realms of the second floor.

BEDROOM ONE

7'8" x 12'0" (2.34m x 3.66m)

Bedroom one, a serene sanctuary, is tucked away at the back of the property, offering a sense of privacy and tranquility. It is outfitted with a high-quality UPVC double-glazed window that allows natural light to filter in while ensuring energy efficiency. A reliable radiator is also installed, providing a cozy warmth to the space. The room is spacious enough to comfortably accommodate a plush double bed and additional storage furniture without feeling crowded. The floor is adorned with a contemporary grey carpet, adding a touch of sophistication and comfort underfoot. The walls are painted in a neutral hue, enhancing the room's minimalist aesthetic and creating a peaceful, inviting atmosphere

BEDROOM TWO

2'6" x 12'0" (0.76m x 3.66m)

The secondary bedroom exudes an aura of tranquility and serenity, making it an ideal space for a meticulously arranged nursery or a stylishly decked out dressing room. Its ample space effortlessly accommodates a cozy cot, allowing room for comfort and movement. This pleasantly inviting room boasts two petite, yet luminous, UPVC double-glazed windows that invite a gentle cascade of natural light, enhancing the room's welcoming ambience. The floor, adorned with a plush carpet in a soothing shade of grey, harmonizes beautifully with the walls that are painted in a refreshing white wash. This creates a serene backdrop that subtly elevates the room's aesthetic appeal.

FAMILY BATHROOM

5'10" x 5'4" (1.78m x 1.63m)

Situated on the first floor, you'll find the elegantly crafted family bathroom, a harmonious blend of style and functionality. It boasts of modern floor and wall tiles that lend an air of sophistication and contemporary charm to the space. The bathroom features a UPVC double-glazed window, thoughtfully positioned on the side aspect, ensuring a generous influx of natural light while maintaining privacy.

This opulent bathroom is equipped with a three-piece suite, each element carefully selected to enhance your bathing experience. It includes a generously-sized bath adorned with an overhead shower, promising a refreshing, spa-like experience right at home. The hand basin unit, complete with ample storage space, merges utility with design. Concluding the suite is a low-level toilet, sleek and unobtrusive, complementing the bathroom's stylish aesthetics.

SECOND FLOOR LANDING

3'8" x 2'11" (1.12m x 0.89m)

The second floor landing gains access to the largest of the three bedrooms and built-in storage cupboard through solid oak internal doors

BEDROOM THREE

19'2" x 8'9" (5.84m x 2.67m)

Situated on the upper level, the third bedroom serves as a spacious sanctuary, ample enough to comfortably accommodate a regal king-size bed. The room is graced with an extensive array of storage units, providing plenty of room for personal belongings. A pair of uPVC double-glazed windows adorns the room, allowing for a flood of natural light while ensuring maximum thermal efficiency. The walls, painted in a pristine white, present a serene contrast to the deep grey carpet underfoot, creating a calming, neutral palette.

EXTERNAL

Nestled within this property, you'll find a duo of exclusive parking spaces situated conveniently at the front, ensuring ample room for your vehicles. As you venture to the expansive backyard, you're greeted by a lush, verdant garden that stretches out

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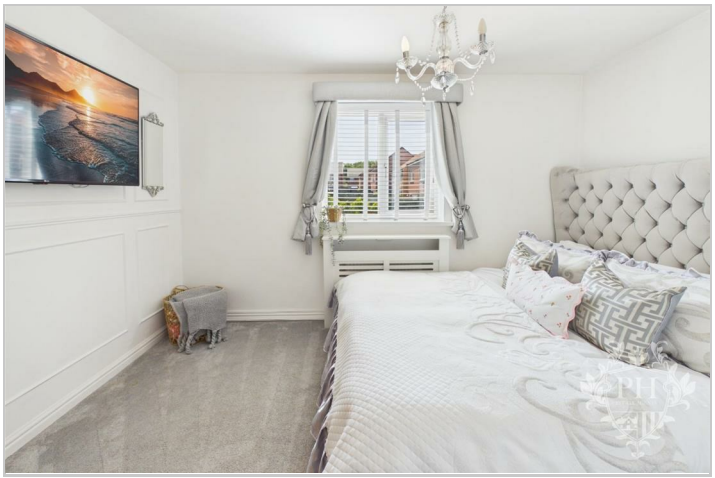
generously, offering a sanctuary of nature. Tucked within this green oasis, a charming patio area awaits, perfectly designed for entertaining and relaxation during those blissfully warm summer days.

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.

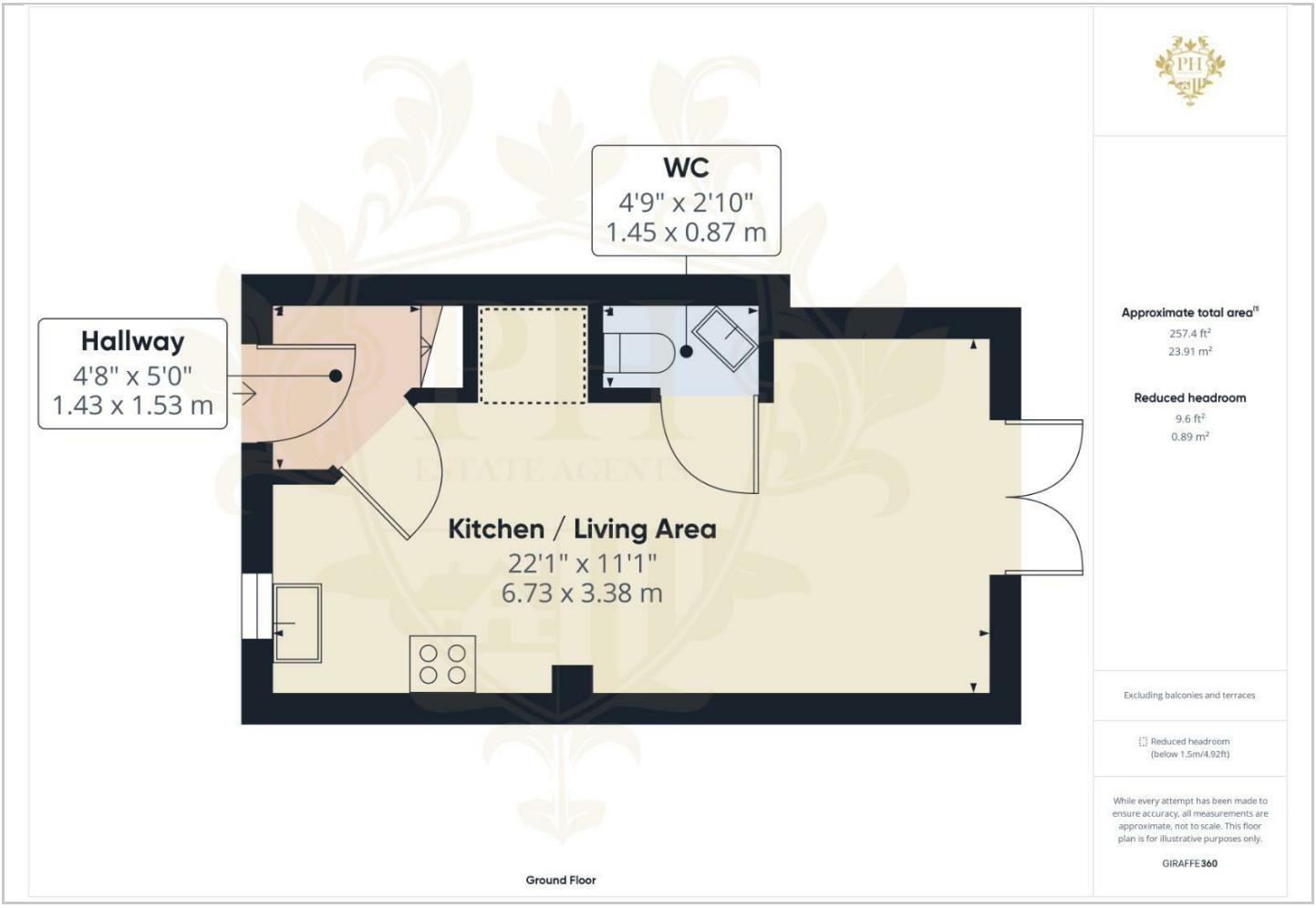


Road Map

Hybrid Map

Terrain Map

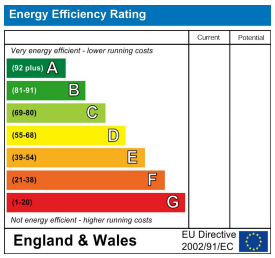
Floor Plan



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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