

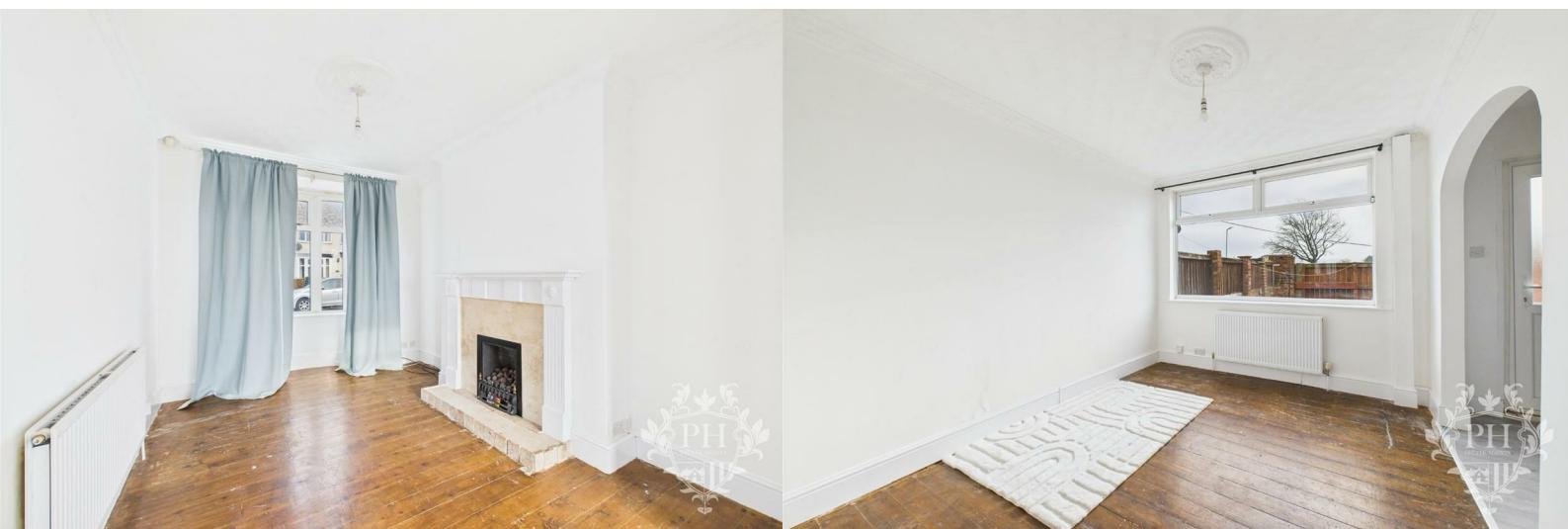


PH ESTATE AGENTS



92 South Terrace
South Bank, Middlesbrough, TS6 6HH

£79,950



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HALLWAY

Step in from the street through a sleek UPVC double glazed door and find yourself in a spacious hallway, where natural light pours in and bounces off the clean lines. From here, broad entryways beckon you toward the reception and dining area, while a staircase rises invitingly to the first floor. Just beneath the stairs, a discreet storage cupboard offers the perfect spot to tuck away coats, shoes, or the odds and ends of daily life.

RECEPTION/ DINING ROOM

At the front of the room, you'll find a spacious living area designed to easily accommodate a two-piece suite along with extra furnishings like bookshelves or a coffee table. Natural light streams in through a large UPVC double glazed bay window, while a well-placed radiator ensures the space stays cozy year-round.

Toward the back of the room, there's ample space for a dining table where you can enjoy meals or host gatherings. This area also features its own UPVC double glazed window for added brightness, another radiator for warmth, and a convenient doorway that leads directly into the kitchen.

KITCHEN

The kitchen, fresh from a recent renovation, features sleek matte grey cabinets and drawers lining the walls, their understated finish making a sharp, modern statement. Warm wood-effect worktops run the length of the counters, offering an inviting contrast to the cool-toned units and plenty of space for prepping meals. At the heart of the room, a built-in electric oven sits neatly below a gas hob, framed by practical nooks for your favorite free-standing appliances. Light pours in through a UPVC double glazed door, which leads out to the rear garden, creating an easy flow between indoor cooking and outdoor entertaining.

LANDING

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

BEDROOM ONE

The first bedroom sits at the front of the house, with enough space to comfortably fit a double bed along with sizable wardrobes or chests of drawers. Light pours in through a large UPVC double glazed window, and a radiator keeps the room cozy year-round.

BEDROOM TWO

The second bedroom sits at the rear of the house, with enough space to comfortably fit a double bed along with sizable wardrobes or chests of drawers. Light pours in through a large UPVC double glazed window, and a radiator keeps the room cozy year-round.

BEDROOM THREE

The third bedroom is located at the front of the house, with sunlight filtering in through a modern UPVC double-glazed window that frames the street outside. Inside, there's comfortable space for a single bed and a few key storage pieces—think a compact wardrobe or a chest of drawers—making it ideal for a guest room or cozy study. The fresh grey carpeting underfoot gives the room a contemporary feel, while the radiator ensures it stays warm and inviting all year round.

FAMILY BATHROOM

The bathroom features a classic three-piece suite: a spacious paneled bathtub with sleek chrome shower attachments, a contemporary hand basin, and a modern low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while brightening the space. A sturdy radiator ensures the room stays warm and comfortable, and the walls are finished with an attractive tile surround that adds both style and practicality.

EXTERNAL

This home features convenient on-street parking and a spacious rear garden designed for easy upkeep, offering plenty of room for outdoor relaxation or entertaining guests. Located just a quick drive from local shops and amenities, as well as the A66, you'll enjoy both privacy and excellent access to everything you need.

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.

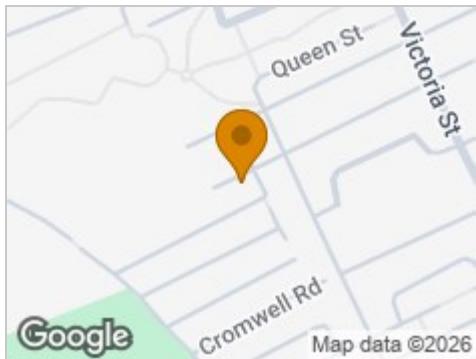
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- 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.



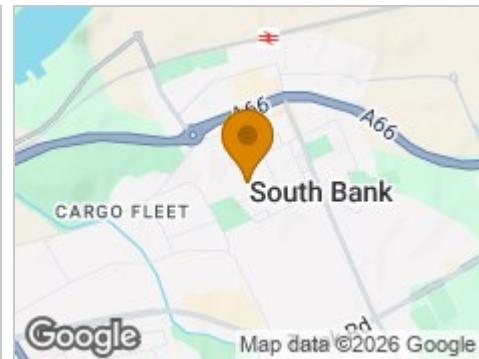
Road Map



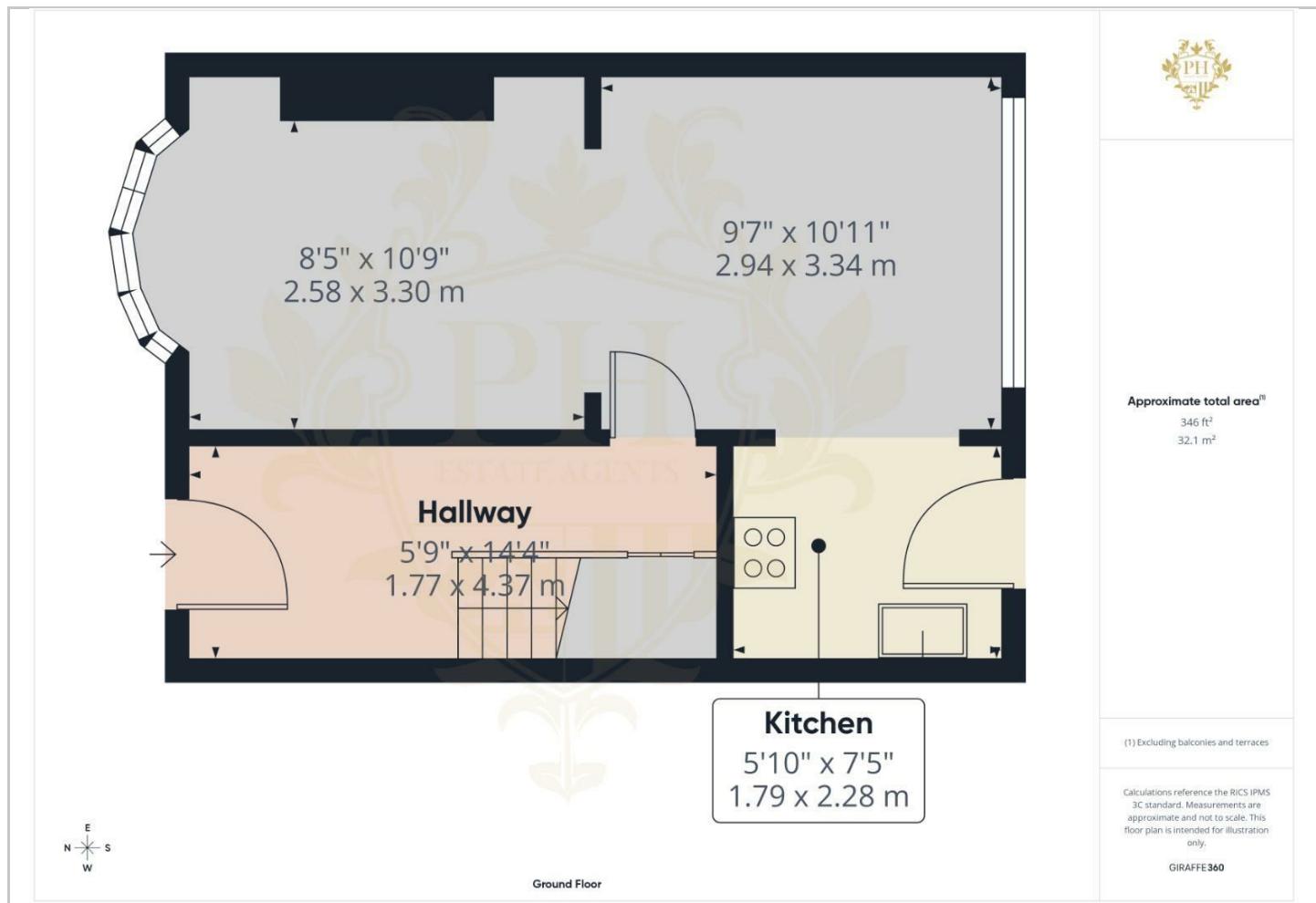
Hybrid Map



Terrain Map



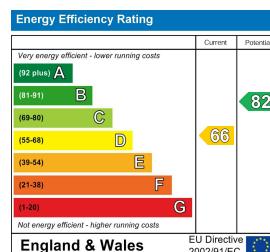
Floor Plan



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.