



4 Copper Beech Lane , Middlesbrough, TS8 9FL

£155,000



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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.

ENTRANCE

4'7" x 4'7" (1.40m x 1.40m)

Step through a striking white composite door and find yourself in a spacious, welcoming hallway. This generous entryway leads seamlessly to the bright kitchen and reception room, as well as providing access to the staircase rising to the first floor.

KITCHEN

22'0" x 12'1" (6.71m x 3.68m)

The kitchen features a generous selection of crisp white wall-mounted cabinets, base units, and drawers, offering plenty of storage for cookware and pantry essentials. There's ample room for free-standing appliances, while a built-in electric oven sits neatly below a gas hob, making meal prep easy and efficient. Natural light pours in through a UPVC double glazed window, adding brightness to the space, and a radiator ensures it stays warm and welcoming year-round. The mid grey speckled worktops provide a contemporary touch, and the integrated breakfast bar creates a perfect spot for casual dining or morning coffee.

RECEPTION AREA

22'0" x 12'1" (6.71m x 3.68m)

The reception area seamlessly connects to the kitchen, creating an inviting and functional living space. There's plenty of room to comfortably arrange a two-piece suite, along with additional smaller storage units to keep the space tidy and organized. Natural light floods in through elegant French doors, which open directly onto the rear garden and offer a lovely view of the outdoor greenery. A separate interior door provides convenient access to the ground floor w.c, making this area both practical and beautifully integrated for everyday living.

GROUND FLOOR W/C

4'11" x 2'11" (1.50m x 0.89m)

The ground floor w.c features a stylish two-piece suite, consisting of a sleek hand basin and a modern low-level toilet. A radiator provides warmth and comfort to the space, while the freshly painted walls create a clean and inviting atmosphere.

Tel: 01642 462153

FIRST FLOOR LANDING

11'0" x 3'3" (3.35m x 0.99m)

The first floor landing gains access to the two spacious bedrooms and family bathroom and leads to the second floor.

BEDROOM ONE

7'9" x 12'1" (2.36m x 3.68m)

Tucked away at the back of the property, the first bedroom offers a quiet retreat with plenty of room for a double bed and ample storage—think spacious wardrobes or a sizable chest of drawers. Sunlight filters softly through a UPVC double glazed window, keeping the space bright yet private. The freshly painted walls add a crisp, clean feel, while the plush carpet underfoot makes the whole room feel warm and inviting. A modern radiator sits beneath the window, ensuring the room stays cozy year-round.

BEDROOM TWO

2'8" x 12'0" (0.81m x 3.66m)

The second bedroom is an L-shaped space that feels bright and inviting, thanks to two large UPVC double glazed windows that let in plenty of natural light throughout the day. Fresh paint covers the walls, giving the room a clean, modern look, while the soft new carpet underfoot adds a cozy touch. There's a radiator to keep things comfortable year-round. The layout works well for a small double bed, with room for a few compact storage pieces without feeling cramped—perfect for a guest room, home office, or a stylish retreat.

FAMILY BATHROOM

5'11" x 5'6" (1.80m x 1.68m)

The family bathroom features a well-appointed three-piece suite, offering a deep paneled bathtub fitted with a modern thermostat-controlled shower and a sleek glass screen. A stylish hand basin is set conveniently nearby, paired with a contemporary low-level toilet. Natural light filters in gently through a frosted UPVC double-glazed window, creating a bright yet private atmosphere. The space is kept comfortably warm by a wall-mounted radiator, and partially tiled walls add both practicality and a touch of elegance to the room's overall design.

SECOND FLOOR LANDING

The second floor landing gains access to the main bedroom and storage cupboard.

BEDROOM THREE

15'11" x 8'10" (4.85m x 2.69m)

The third bedroom sits on the second floor, bathed in natural light from three generous skylight windows that brighten every corner. A modern radiator keeps the space warm and comfortable year-round. With its ample floor area, this room easily accommodates a king-size bed and substantial storage pieces, while the freshly painted walls and soft carpeting create a welcoming, cozy atmosphere.

EXTERNAL

This home features two convenient off-street parking bays, making it easy for residents and guests to come and go. At the back, you'll find a spacious, fully fenced garden that includes a cozy patio area—perfect for relaxing outdoors or entertaining friends—alongside a generous stretch of lawn ideal for kids or pets to play. Located just a short drive from essential local amenities, reputable schools, and the A174 for easy commuting, the property also offers quick access to James Cook Hospital.



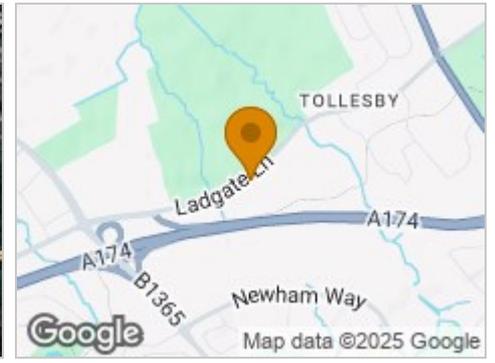
Road Map



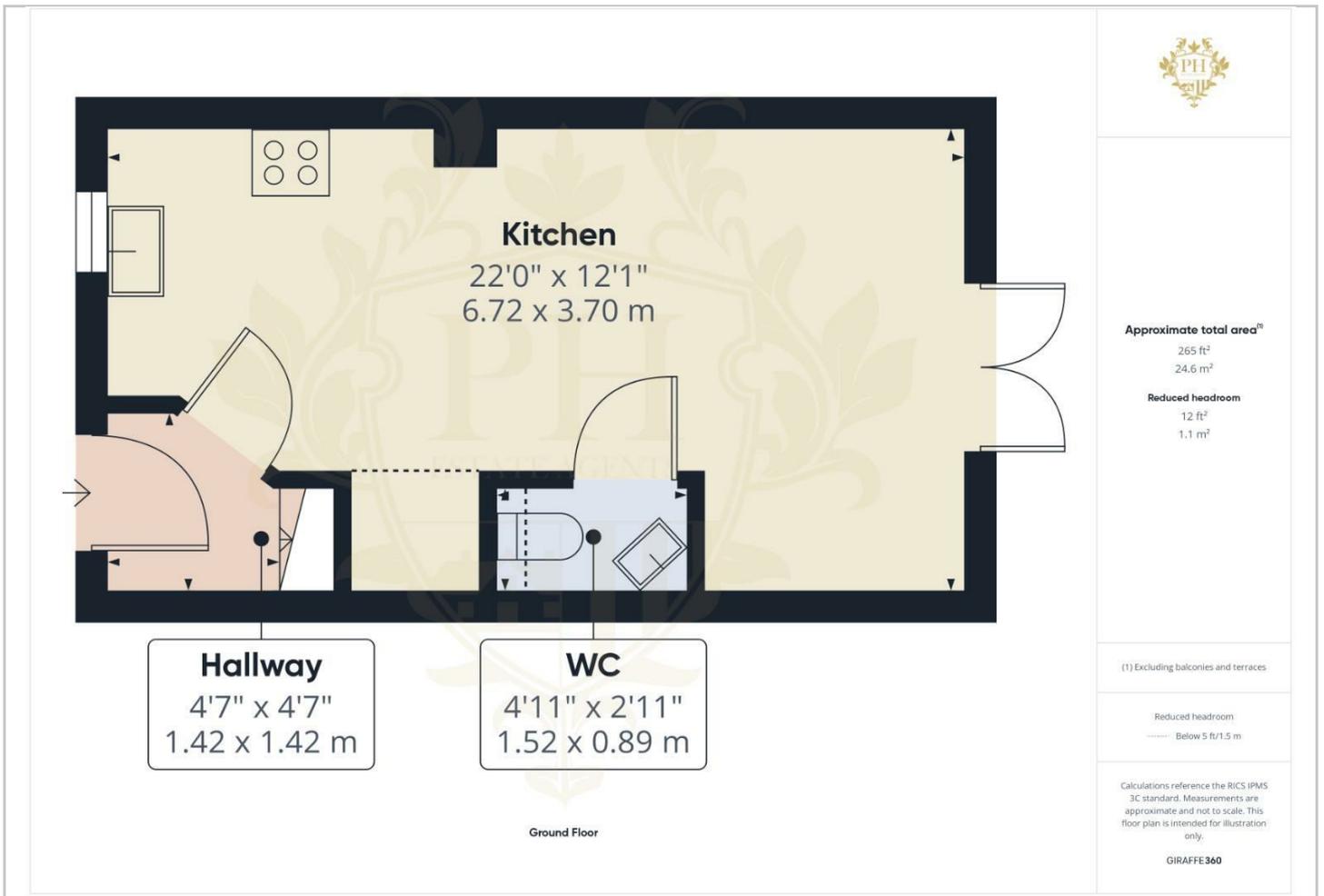
Hybrid Map



Terrain Map



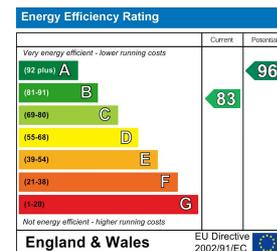
Floor Plan



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.