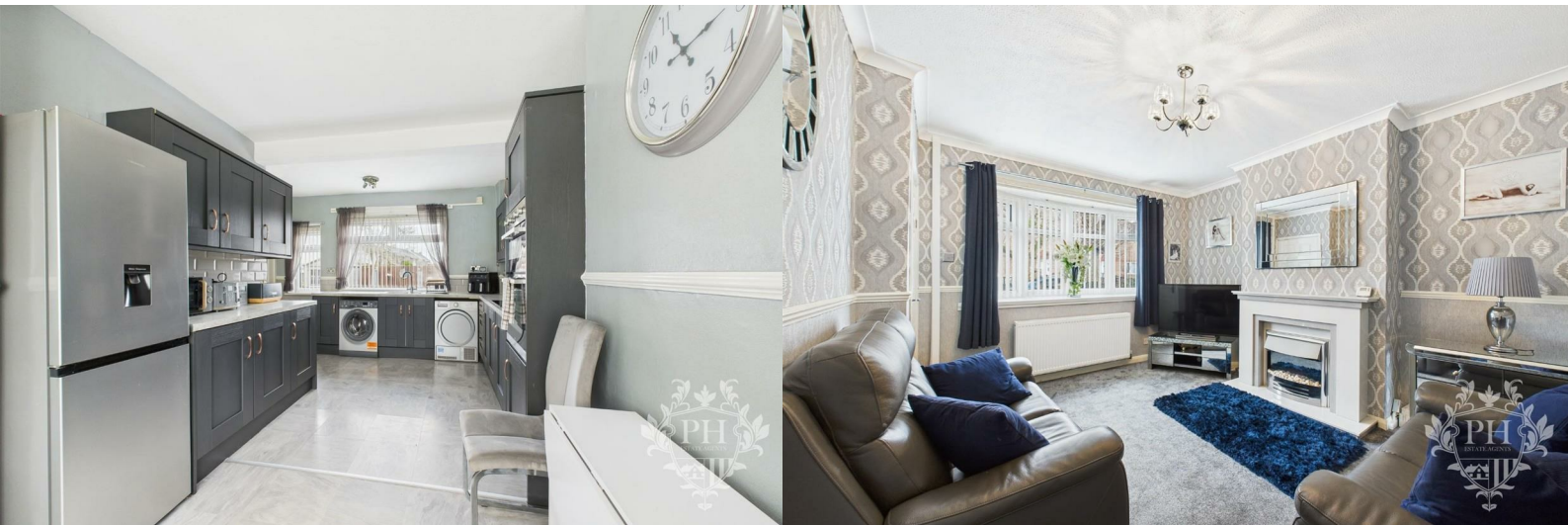




18 Bishopton Road

, Middlesbrough, TS4 2RL

£115,000



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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

4'1" x 5'1" (1.24m x 1.55m)

Step through the sleek black composite door and you'll find yourself in a welcoming, spacious hallway. The generous entrance space branches in three directions - leading you either to the warm comfort of the reception room, the inviting kitchen-diner, or up the stairs to discover the first floor. Natural light streams through, highlighting the practical layout of this central hub of the home.

KITCHEN DINER

12'5" x 18'6" (3.78m x 5.64m)

This spacious kitchen-diner showcases an elegant array of dove-grey cabinetry, featuring both wall-mounted and floor-level units complemented by sleek, pale countertops that add a striking contrast. The thoughtfully designed storage includes deep drawers and generous cupboards, perfect for organizing everything from cookware to pantry essentials. Built-in appliances integrate seamlessly into the design, while a cozy breakfast nook fits perfectly by the dual UPVC double-glazed windows, which flood the space with natural light from both the front and rear of the property. The strategic layout offers convenient access to both the main reception room and the rear entrance, making this kitchen as practical as it is stylish.

RECEPTION ROOM

11'9" x 13'9" (3.58m x 4.19m)

Bathed in natural light from a large double-glazed window, this welcoming reception room strikes the perfect balance between comfort and style. The elegant fire surround serves as a charming focal point, while the generous dimensions easily accommodate a plush two-piece suite without feeling cramped. Storage units tucked discreetly into the corners help keep the space tidy, making this room an ideal spot for both relaxation and entertaining.

REAR ENTRANCE

5'2" x 2'9" (1.57m x 0.84m)

The rear entrance is the ideal place to store outerwear and house hold appliances with a UPVC double glazed door.

Tel: 01642 462153

LANDING

10'1" x 6'5" (3.07m x 1.96m)

The landing gains access to the three spacious bedrooms, family bathroom and loft with the benefit of a UPVC double glazed window and space for storage if required.

BEDROOM ONE

11'9" x 11'9" (3.58m x 3.58m)

Bathed in natural light from a large UPVC double-glazed window, the primary bedroom occupies a peaceful position at the front of the property. This generously proportioned room easily accommodates a king-size bed while leaving ample space for freestanding furniture. A practical built-in storage unit maximizes the available space, while a modern radiator ensures year-round comfort. The room's dimensions and layout create a perfect balance between spaciousness and coziness, making it an ideal retreat for rest and relaxation.

BEDROOM TWO

11'8" x 8'7" (3.56m x 2.62m)

Bathed in natural light from a large UPVC double-glazed window, the second bedroom occupies a peaceful position at the front of the property. Though cozy, the room is thoughtfully proportioned to accommodate a small double bed while still leaving ample space for substantial storage solutions. A modern radiator ensures year-round comfort, while the front-facing position offers pleasant views of the approach to the property. The practical layout makes the most of every square foot, creating an inviting space that could serve equally well as a guest room, home office, or child's bedroom.

BEDROOM THREE

8'6" x 7'10" (2.59m x 2.39m)

Tucked away at the back of the house, the cozy third bedroom offers a peaceful retreat. The room comfortably fits a single bed and provides ample space for storage furniture, making it perfect for a child's room or home office. Natural light streams through the energy-efficient UPVC double-glazed window, while the modern radiator keeps the space warm and inviting throughout the year.

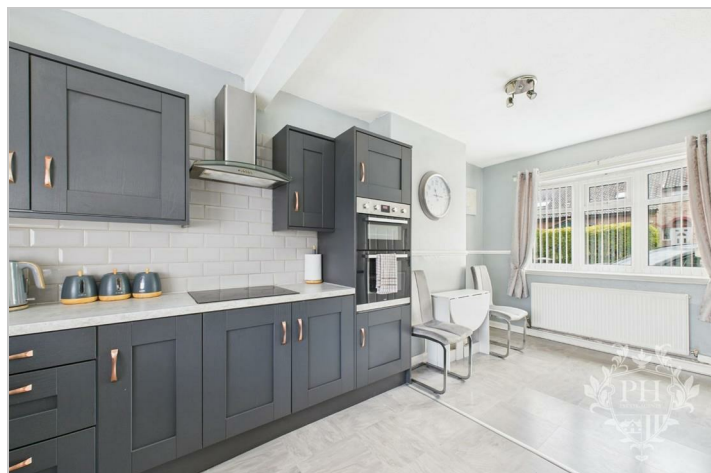
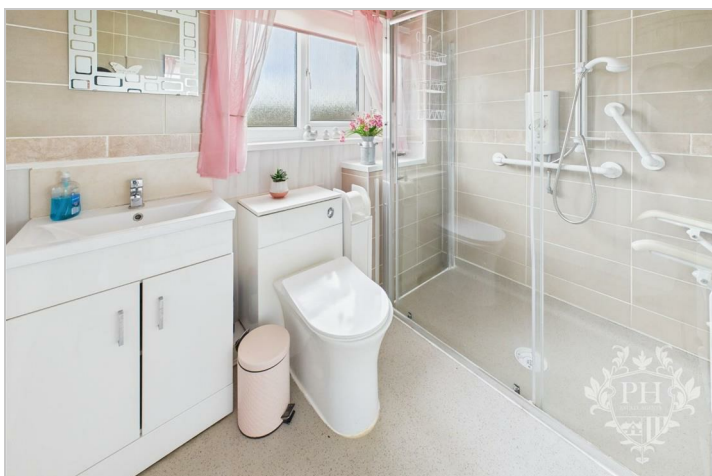
FAMILY BATHROOM

7'10" x 6'3" (2.39m x 1.91m)

Step into a well-appointed family bathroom where comfort meets functionality. At its heart is an expansive double shower cubicle, featuring a modern thermostatic shower system that ensures perfect water temperature every time. The sleek hand basin isn't just about looks – it cleverly conceals built-in storage underneath, perfect for keeping toiletries and cleaning supplies out of sight. A classic low-level toilet completes the three-piece suite. Adding to the room's comfort, a heated towel warmer keeps your towels cozy and dry, while natural light filters softly through a frosted UPVC double-glazed window, offering both brightness and privacy. The thoughtful layout makes this bathroom as practical as it is inviting.

EXTERNAL

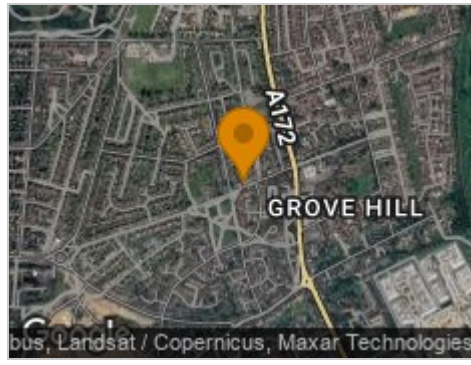
Step into your own private sanctuary through a secure gated entrance, where a well-maintained front garden doubles as a convenient driveway. Behind the home, a sprawling garden unfolds, featuring an intimate decked area perfect for morning coffee or sunset drinks. The lush grass beyond provides ample space for children to play or to create your dream garden oasis. Perfectly positioned neighborhood, you're just minutes from bustling local shops, quality schools, and James Cook Hospital, striking an ideal balance between peaceful living and urban convenience.



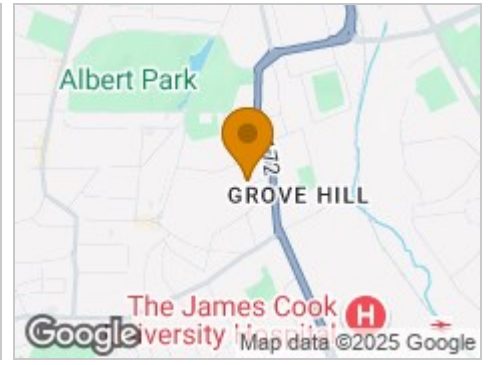
Road Map



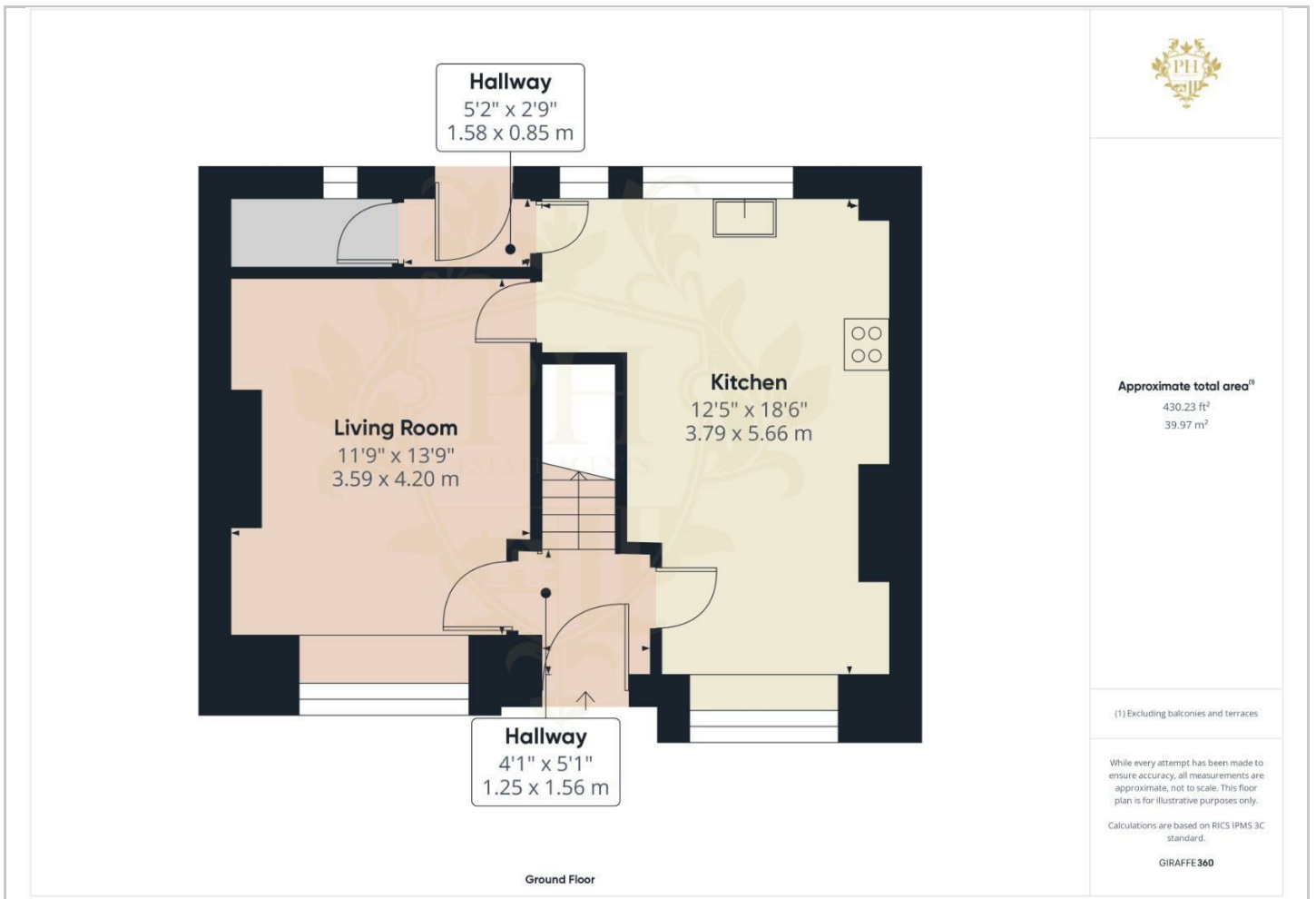
Hybrid Map



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.