



PH ESTATE AGENTS



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Offers In The Region Of £65,000



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ENTRANCE

3'6" x 3'0" (1.07m x 0.91m)

You step in from the street, passing through a sturdy UPVC door and into a narrow hallway. The passage is just wide enough for one person at a time, its walls softly echoing the sounds from outside. Ahead, the hallway opens up into the main reception room, where the space suddenly broadens and the light shifts, inviting you further inside.

RECEPTION ROOM

10'3" x 11'9" (3.12m x 3.58m)

The reception room is positioned at the front of the property, welcoming guests with a generous layout that easily accommodates a comfortable two-piece suite as well as additional, smaller pieces of living room furniture. Natural light pours in through a large window, while a radiator ensures the space stays warm and inviting. From here, there's direct access to the adjoining dining area, making it perfect for entertaining or relaxing with family.

DINING ROOM

12'1" x 13'0" (3.68m x 3.96m)

The dining area offers generous space, easily accommodating a large family table for gatherings or meals. A UPVC double glazed window fills the room with natural light while providing a clear view of the rear yard, creating a bright and inviting atmosphere. From here, you have direct access to both the kitchen, making serving and cleanup effortless, and the staircase leading to the first floor.

KITCHEN

10'0" x 6'11" (3.05m x 2.11m)

The kitchen features a generous selection of light wood-effect cabinets, including both wall-mounted and base units, as well as spacious drawers that offer plenty of storage. Dark countertops provide a striking contrast, adding depth and character to the room. There's ample space for free-standing appliances, allowing for flexible arrangement to suit your needs. A large window overlooks the rear yard, filling the kitchen with natural light, while a radiator keeps the area warm and comfortable. The kitchen also provides direct access to the rear entrance, making it easy to step outside or bring in groceries.

GROUND FLOOR BATHROOM

6'5" x 6'0" (1.96m x 1.83m)

The bathroom sits on the ground floor and features a classic three-piece suite: a deep paneled bathtub equipped with shower attachments, a hand basin, and a low-level toilet. Natural light filters in through a frosted UPVC double-glazed window, offering both privacy and brightness. The room is kept cozy with a wall-mounted radiator, while a tasteful tile surround adds a polished, clean finish to the space.

LANDING

8'3" x 5'8" (2.51m x 1.73m)

The landing gains access to the three spacious bedrooms and loft.

BEDROOM ONE

11'2" x 11'9" (3.40m x 3.58m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed as well as larger wardrobes or dressers without feeling cramped. Natural light pours in through the window, while a radiator keeps the space comfortable year-round.

BEDROOM TWO

11'4" x 7'5" (3.45m x 2.26m)

The second bedroom sits at the heart of the first floor, offering enough room to comfortably fit a double bed along with smaller storage pieces like a dresser or nightstand. Sunlight pours in through a window that overlooks the quiet rear yard, while a radiator beneath the window keeps the space warm and inviting.

BEDROOM THREE

10'0" x 6'10" (3.05m x 2.08m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat. There's ample room for a single bed, along with compact storage options like a dresser or shelving unit. A window lets in natural light, while a radiator keeps the space comfortable year-round.

EXTERNAL

This property features convenient on-street parking and a secure, enclosed rear yard—perfect for families or anyone who values privacy and peace of mind. Located just a short stroll or quick drive from shops, cafes, and everyday essentials, it's also within easy reach of highly regarded local schools. Major bus routes into Middlesbrough Town Centre are close by, making commuting or exploring the area hassle-free.

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.

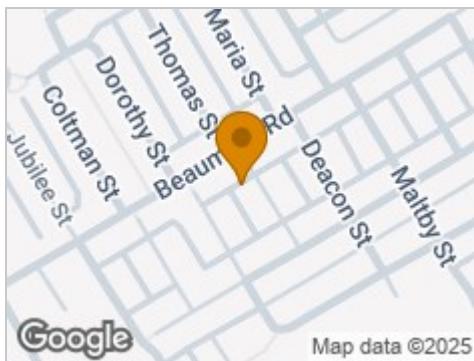
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• 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



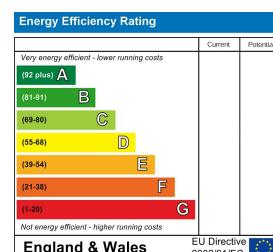
Floor Plan



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.