



## 7 Jedburgh Street , Middlesbrough, TS1 2HX

£85,000



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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.

## HALLWAY

9'2" x 3'1" (2.79m x 0.94m )

Step through a white UPVC double glazed door into a sun-drenched hallway, where natural light streams in to illuminate. This welcoming entrance space branches gracefully into two separate reception rooms while a staircase beckons you to the first floor, its clean lines drawing the eye upward.

## RECEPTION ROOM

10'6" x 10'2" (3.20m x 3.10m )

Bathed in natural light from a bay window, the front reception room offers a welcoming entrance to the home. The generous space easily accommodates a full three-piece suite, while still leaving room for accent tables and decorative storage pieces. The traditional radiator keeps the room cozy during colder months, and the positioning at the front of the property provides pleasant views of the street. The room's thoughtful layout creates an ideal setting for both casual family gatherings and formal entertaining.

## SECOND RECEPTION ROOM

11'3" x 10'11" (3.43m x 3.33m )

Tucked away at the back of the property, the second reception room unfolds into an inviting space that flows seamlessly into the kitchen. A generous UPVC double-glazed window bathes the room in natural light, while a well-placed radiator ensures year-round comfort. Perfect as a dining area, this versatile room offers the convenience of an understair storage cupboard—ideal for tucking away household essentials. The room's position makes it a natural gathering spot, whether for family meals or casual entertaining.

## KITCHEN

11'11" x 8'0" (3.63m x 2.44m)

Bathed in natural light from a large UPVC double-glazed window, this practical kitchen features crisp, light-colored cabinetry throughout. Clean-lined wall-mounted units complement the matching base cabinets and drawers below, offering abundant storage space. The thoughtfully designed layout includes dedicated spaces for free-standing appliances, allowing you

Tel: 01642 462153

to customize the kitchen to your needs. A convenient door opens directly to the rear yard, perfect for bringing in groceries or enjoying indoor-outdoor living. The neutral palette and modern fixtures create an airy, welcoming atmosphere that serves as an ideal canvas for your culinary adventures.

### LANDING

7'2" x 3'3" (2.18m x 0.99m )

The split level landing gains access to the two spacious bedrooms and large family bathroom.

### BEDROOM ONE

10'5" x 13'8" (3.18m x 4.17m)

Bathed in natural light from a large UPVC double-glazed window, the primary bedroom occupies a prime position at the front of the property. This generously proportioned room easily accommodates a double bed and substantial storage furniture with space to spare. The thoughtfully placed radiator ensures year-round comfort, while the room's strategic front-facing location offers pleasant views of the approach to the property. The well-planned layout creates an airy, peaceful retreat perfect for rest and relaxation.

### BEDROOM TWO

11'4" x 7'9" (3.45m x 2.36m)

Perfectly positioned at the heart of the home, the second bedroom offers a welcoming retreat. Bathed in natural light from the UPVC double-glazed window, this well-proportioned room easily accommodates a double bed while maintaining plenty of circulation space. Built-in storage solutions fit seamlessly along the walls, providing practical organization without compromising the room's spacious feel. The strategically placed radiator ensures year-round comfort, while neutral décor creates a canvas ready for personal touches. The room's central location within the property makes it equally suitable as a guest room, home office, or children's bedroom.

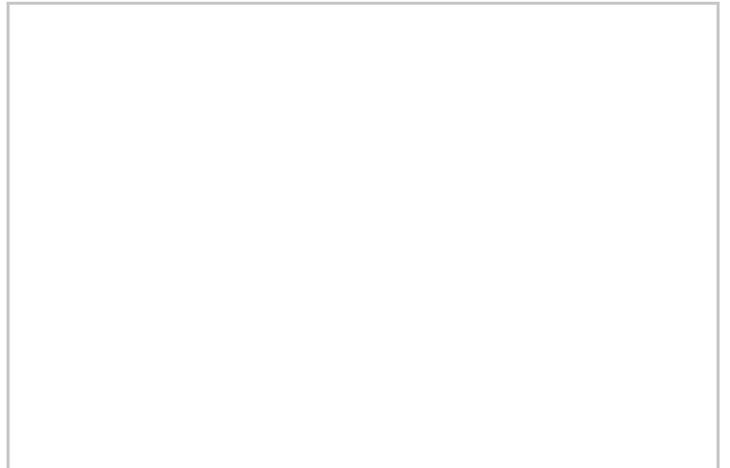
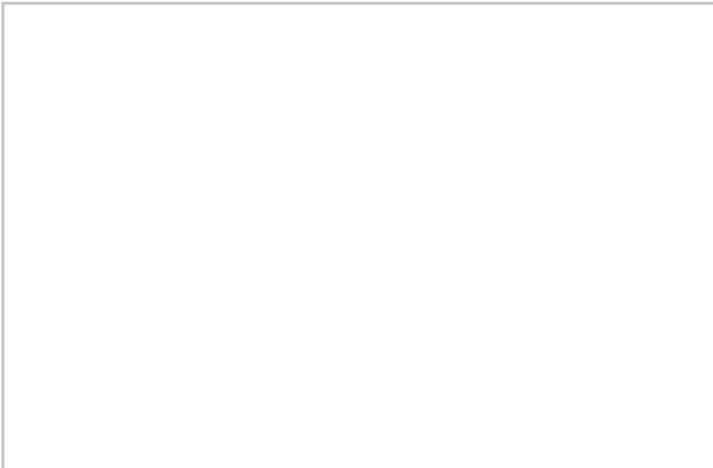
### FAMILY BATHROOM

11'6" x 7'9" (3.51m x 2.36m)

Step into a well-appointed family bathroom featuring a classic three-piece suite in white. The centerpiece is a paneled bathtub, perfect for long, relaxing soaks. A hand basin offers ample space for daily grooming, while the toilet completes the essential fixtures. Natural light filters softly through a frosted UPVC double-glazed window, creating a bright yet private atmosphere. The thoughtfully designed layout includes sufficient space to add a separate shower cubicle, should you desire additional bathing options. A full-sized radiator ensures the room stays cozy and warm year-round, while also providing a convenient spot to warm towels. The practical dimensions of this bathroom strike an ideal balance between functionality and comfort, making it a versatile space for the whole family.

### EXTERNAL

Located within a stone's throw of Teesside University's vibrant campus, this property features convenient permit-controlled street parking for residents. The secure backyard provides a private outdoor space, enclosed by sturdy fencing - perfect for storing bikes or enjoying some fresh air between study sessions.



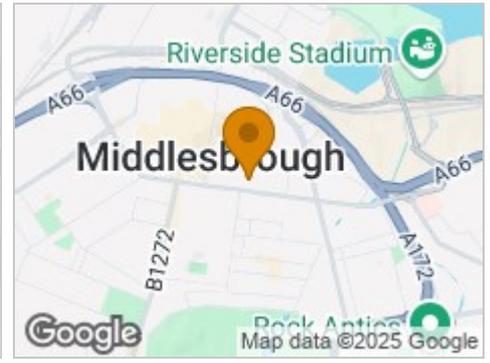
## Road Map



## 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.