



81 Bexley Drive

Normanby, Middlesbrough, TS6 0SU

Offers Over £65,000



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ENTRANCE

3'3" x 3'5" (0.99m x 1.04m)

Stepping through a sturdy UPVC double glazed door, you find yourself in a compact entryway. This small passage leads you forward, drawing you into the heart of the home—the main reception room.

RECEPTION ROOM

14'4" x 11'8" (4.37m x 3.56m)

The reception room offers generous space, easily fitting a three-piece suite along with extra storage or even a compact dining table for cozy meals. Warm laminate flooring stretches across the room, while a large UPVC double glazed window lets in plenty of natural light. A radiator keeps the space comfortable year-round. From here, you'll find convenient access to both the kitchen and the bedroom.

KITCHEN

8'3" x 7'1" (2.51m x 2.16m)

The kitchen is fitted with light-colored wall cupboards, base units, and spacious drawers, all set off by strikingly dark countertops that create a bold, modern contrast. A built-in electric oven sits neatly below a gas hob, offering a streamlined, functional cooking space. There's room for your own free-standing appliances, so you can personalize the space to suit your needs. Warmth is provided by a radiator, while a large UPVC double-glazed window lets in plenty of natural light, making the room feel bright and inviting.

BEDROOM

10'0" x 8'9" (3.05m x 2.67m)

Tucked away at the back of the property, the bedroom offers a quiet retreat with views over the rear garden. The space comfortably fits a small double bed, leaving just enough room for minimal storage, or you could opt for a single bed and enjoy more generous storage options. Sunlight spills in through elegant French doors, which open directly onto the garden and provide easy access to the bathroom. Soft, new grey carpet cushions your step, while crisp white walls and a modern radiator add to the room's fresh, inviting feel.

BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

The bathroom features a stylish three-piece suite, including a deep paneled jet bath fitted with an electric shower and a practical shower curtain for added privacy. There's a hand basin and a low-level w.c., all thoughtfully arranged to maximize comfort and functionality. Natural light filters in through a frosted UPVC double-glazed window, ensuring both brightness and privacy, while a radiator keeps the space warm and inviting. The room also houses the property's boiler, neatly tucked away to maintain a clean and uncluttered feel.

EXTERNAL

This home features a spacious shared driveway with plenty of room for parking. Step through the bedroom's French doors and you'll find yourself in the private rear garden—a peaceful spot perfect for relaxing or entertaining guests. Set in a quiet, residential neighborhood, the property offers a sense of retreat while still being just a short drive from shops, cafes, and well-regarded local schools.

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.

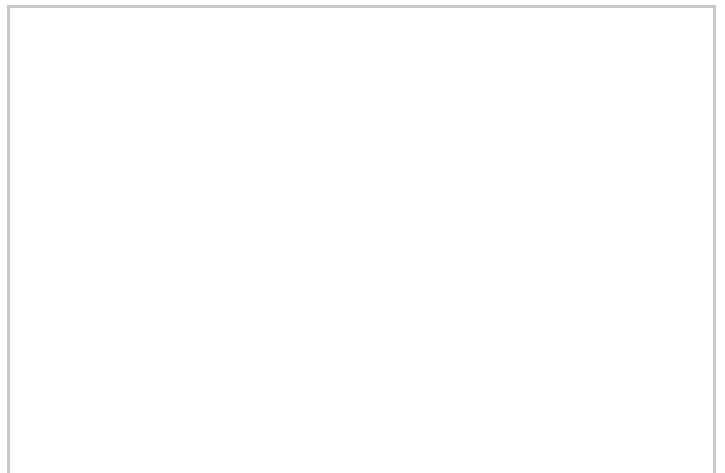
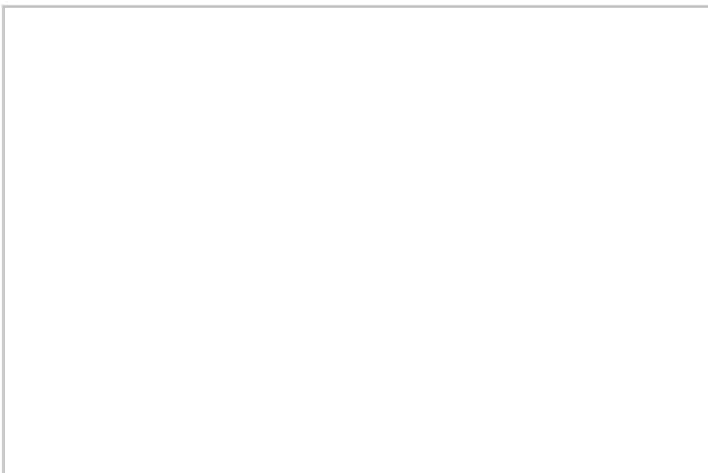
Terms & Conditions / Disclaimers

- 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.



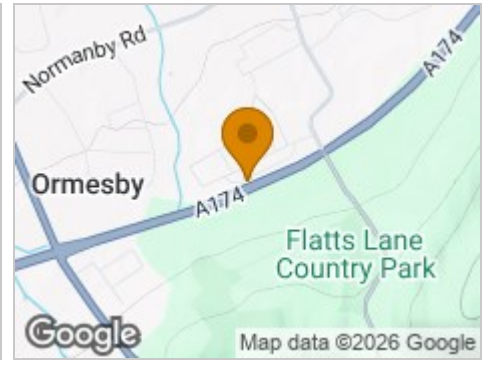
Road Map



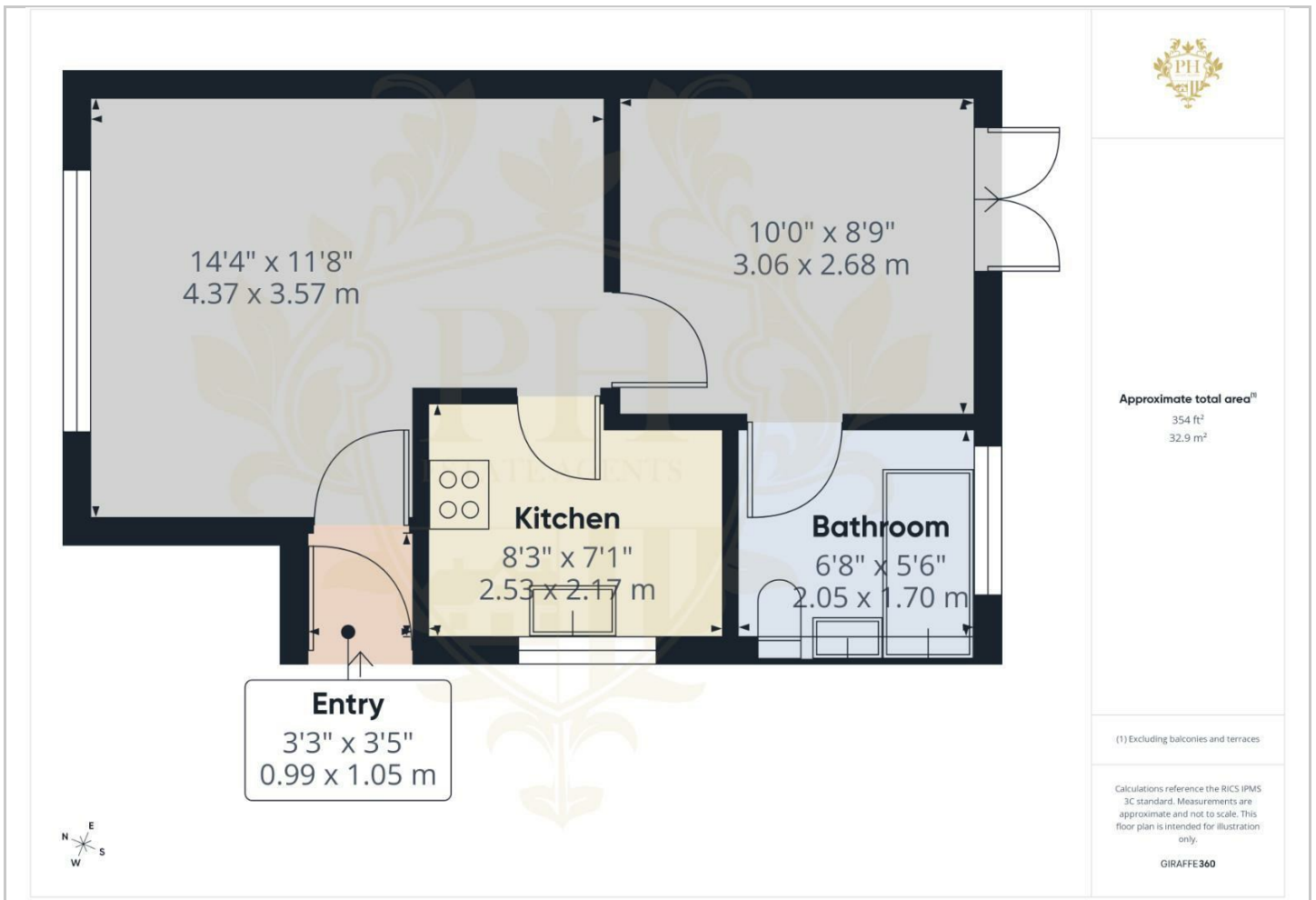
Hybrid Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.