

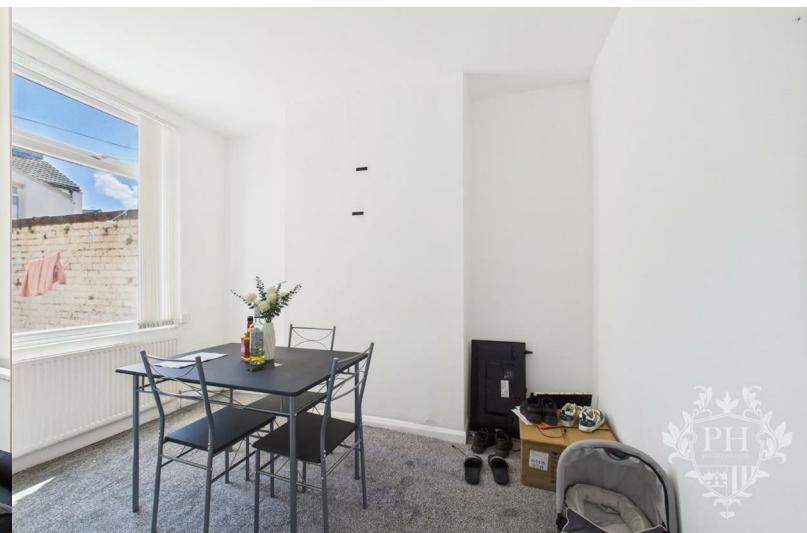


PH ESTATE AGENTS



101 Princes Road
, Middlesbrough, TS1 4BN

Price Guide £70,000



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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.

AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

HALLWAY

5'3" x 9'0" (1.60m x 2.74m)

Step inside through a white UPVC double-glazed door and you're greeted by a spacious, light-filled hallway. Sunlight pours in, bouncing off the clean lines and bright surfaces, creating a welcoming first impression. From here, the hallway seamlessly connects you to the reception room, dining area, kitchen, and a staircase leading to the first floor.

RECEPTION ROOM

9'11" x 10'2" (3.02m x 3.10m)

The reception room sits at the front of the property, welcoming in natural light through a wide UPVC double glazed bay window that frames views of the street. There's ample space for a comfortable two-piece suite and additional storage units, making it easy to arrange the room to suit your needs. Crisp white walls give the space a fresh, airy feeling, while the plush grey carpet underfoot adds a touch of warmth and modern style.

DINING ROOM

9'0" x 11'10" (2.74m x 3.61m)

The dining room is tucked away at the back of the property, creating a quiet, private space that's perfect for hosting gatherings around a large dining table. Natural light pours in through a UPVC double glazed window, while a modern radiator keeps the room comfortable year-round. Crisp white walls and a plush grey carpet give the space a fresh, contemporary feel.

KITCHEN

8'2" x 15'11" (2.49m x 4.85m)

The kitchen features a generous selection of sleek white cabinets lining the walls, including both base and drawer units that offer plenty of storage space. Rich, dark countertops provide a striking contrast, drawing attention to the modern built-in electric oven and the ceramic hob installed above. There's ample room for your free-standing appliances, so you won't have to sacrifice convenience for style. Natural light pours in through a UPVC double glazed window, brightening the space, while a matching door opens directly to the rear yard, making it easy to step outside or bring in groceries.

LANDING

5'6" x 8'5" (1.68m x 2.57m)

The split level landing gains access to the three spacious bedrooms, family bathroom and loft.

BEDROOM ONE

13'11" x 10'4" (4.24m x 3.15m)

The main bedroom faces the front of the property, allowing for plenty of natural light to filter in through a large UPVC double glazed window. There is ample space to comfortably accommodate a king-sized bed as well as generous storage units, all without the room feeling crowded or cluttered. Clean white walls create a bright, airy atmosphere, while a radiator ensures the space stays warm and inviting year-round.

BEDROOM TWO

9'3" x 11'11" (2.82m x 3.63m)

The second bedroom sits central of the home, offering generous proportions that easily accommodate a double bed along with sizable wardrobes or other storage pieces. Natural light streams in through a large UPVC double glazed window, highlighting the crisp white walls and giving the space a bright, airy feel. A modern radiator ensures the room stays comfortable year-round, making it both practical and inviting.

BEDROOM THREE

8'5" x 8'0" (2.57m x 2.44m)

The third bedroom sits quietly at the back of the house, offering a cozy retreat that's just right for a single bed and compact storage options. Natural light streams in through a modern UPVC double glazed window, highlighting the room's crisp white walls. One wall stands out in a soothing shade of green, adding a fresh pop of color to the space. A radiator ensures the room stays warm and comfortable year-round, making it an inviting spot for rest or study.

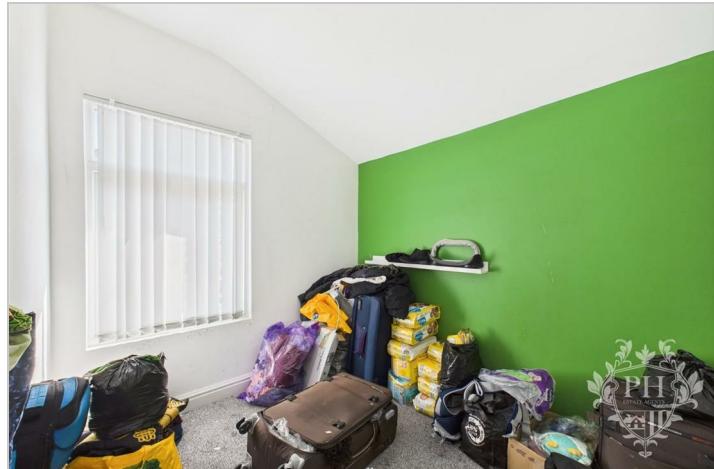
FAMILY BATHROOM

5'1" x 4'6" (1.55m x 1.37m)

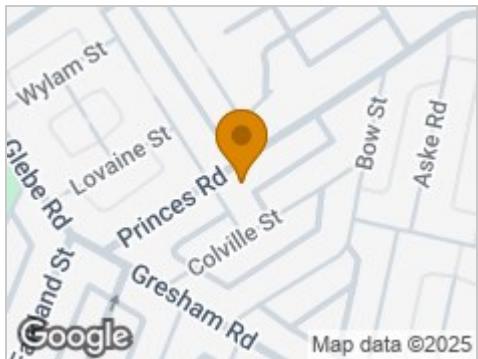
The family bathroom features a well-appointed three-piece suite, consisting of a paneled bathtub fitted with convenient shower attachments, a spacious hand basin, and a low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, providing both privacy and brightness. The walls are finished with durable, easy-to-clean plastic cladding, adding a sleek and practical touch to the room's overall design.

EXTERNAL

This property features convenient on-street parking and boasts a spacious rear yard, ideal for relaxing or entertaining guests. Located just a short walk from Middlesbrough town centre, you'll have easy access to a variety of shops, cafes, and other local amenities that make daily life both comfortable and enjoyable.



Road Map



Hybrid Map



Terrain Map



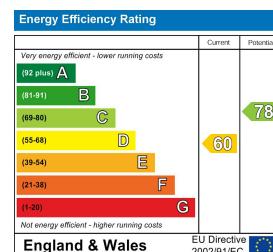
Floor Plan



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.