



PH ESTATE AGENTS



22 Windsor Court
Grangetown, Middlesbrough, TS6 7QY

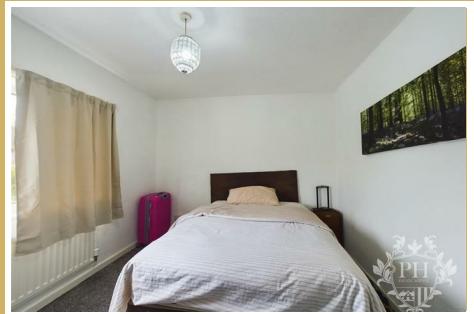
Fixed Asking Price £100,000



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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

Upon entering through a pristine white UPVC double glazed door, you are welcomed into a luminous hallway. This inviting space not only greets you with a sense of warmth but also provides seamless access to the reception room, the well-appointed kitchen, and the stairs leading to the first floor.

RECEPTION ROOM

The inviting reception room comfortably accommodates a three-piece suite and features a large UPVC double glazed window that bathes the space in natural light. The room is further enhanced by a sleek radiator for added warmth and a charming fire surround that serves as a focal point, creating a cozy and aesthetically pleasing environment.

DINING ROOM

The dining room, nestled at the rear of the property, offers a cozy and inviting space that comfortably accommodates a small dining

table. Enhanced by the warmth of a radiator, this charming room serves as a hub, providing seamless access to the reception room, kitchen, and conservatory.

CONSERVATORY

Situated at the back of the property, the conservatory features a charming dwarf wall that encircles the space. It is adorned with numerous UPVC double-glazed windows that flood the room with natural light, and elegant French doors that open out to reveal a quaint, picturesque garden.

KITCHEN

The kitchen features an array of beautiful wooden wall cabinets, base units, and drawer compartments, all elegantly contrasted by sleek dark countertops. Natural light floods the room through a UPVC double glazed side window, creating a warm and inviting atmosphere. This well-designed space seamlessly connects to the dining room, hallway, and rear garden, offering both functionality and aesthetic appeal.

LANDING

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

BEDROOM ONE

The first bedroom, situated at the front of the property, boasts a generously sized UPVC double-glazed window that allows an abundance of natural light to flood the space. Equipped with a modern radiator, this inviting room effortlessly accommodates a double bed along with ample space for larger storage units, ensuring both comfort and practicality.

BEDROOM TWO

The second bedroom is a generously sized double room located at the back of the property. This inviting space features a substantial UPVC double-glazed window that allows ample natural light to flood in. The room is kept cozy with a well-placed radiator, and the walls are freshly painted, providing a clean and modern canvas for any décor.

BEDROOM THREE

The third bedroom, though the most compact of the trio, offers a cozy and intimate space, perfect for a single bed and petite storage solutions. This charming room is enhanced by a small UPVC double glazed window that invites natural light, a radiator for warmth, and walls adorned with a fresh coat of paint.

BATHROOM

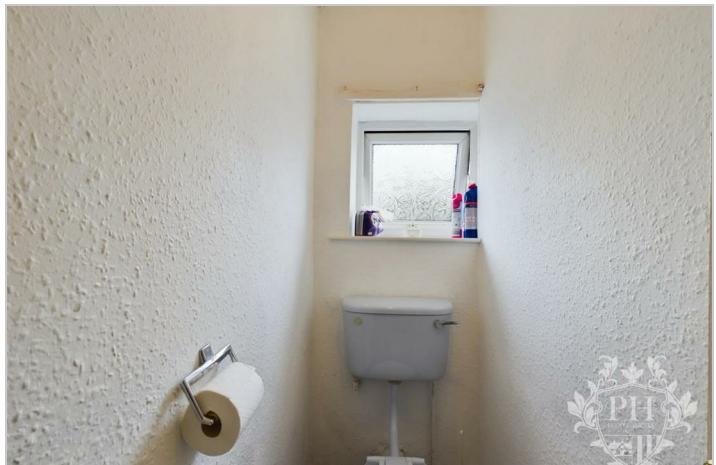
The bathroom features a two-piece suite, consisting of a sleek hand basin and a paneled bath equipped with modern shower attachments. The ambiance of the room is enhanced by the partially tiled walls, providing a touch of elegance. It is kept warm and cozy with a radiator, and natural light filters through a small, frosted UPVC double-glazed window, ensuring privacy while adding a subtle glow.

TOILET

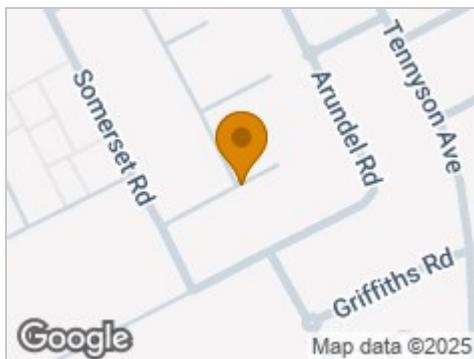
The toilet is set separate to the bathroom and is located at the top of the staircase.

EXTERNAL

The property boasts a generously sized garden, complete with a private gated driveway and a spacious garage. At the back, you'll find a quaint, well-maintained garden featuring a lush grassy area surrounded by a charming patio.



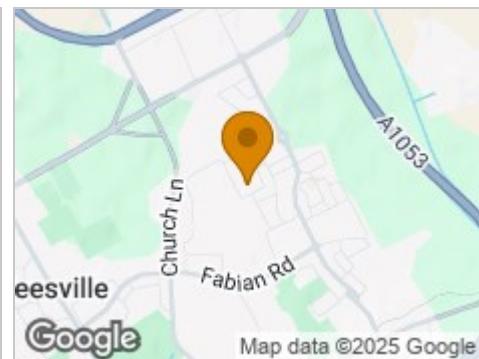
Road Map



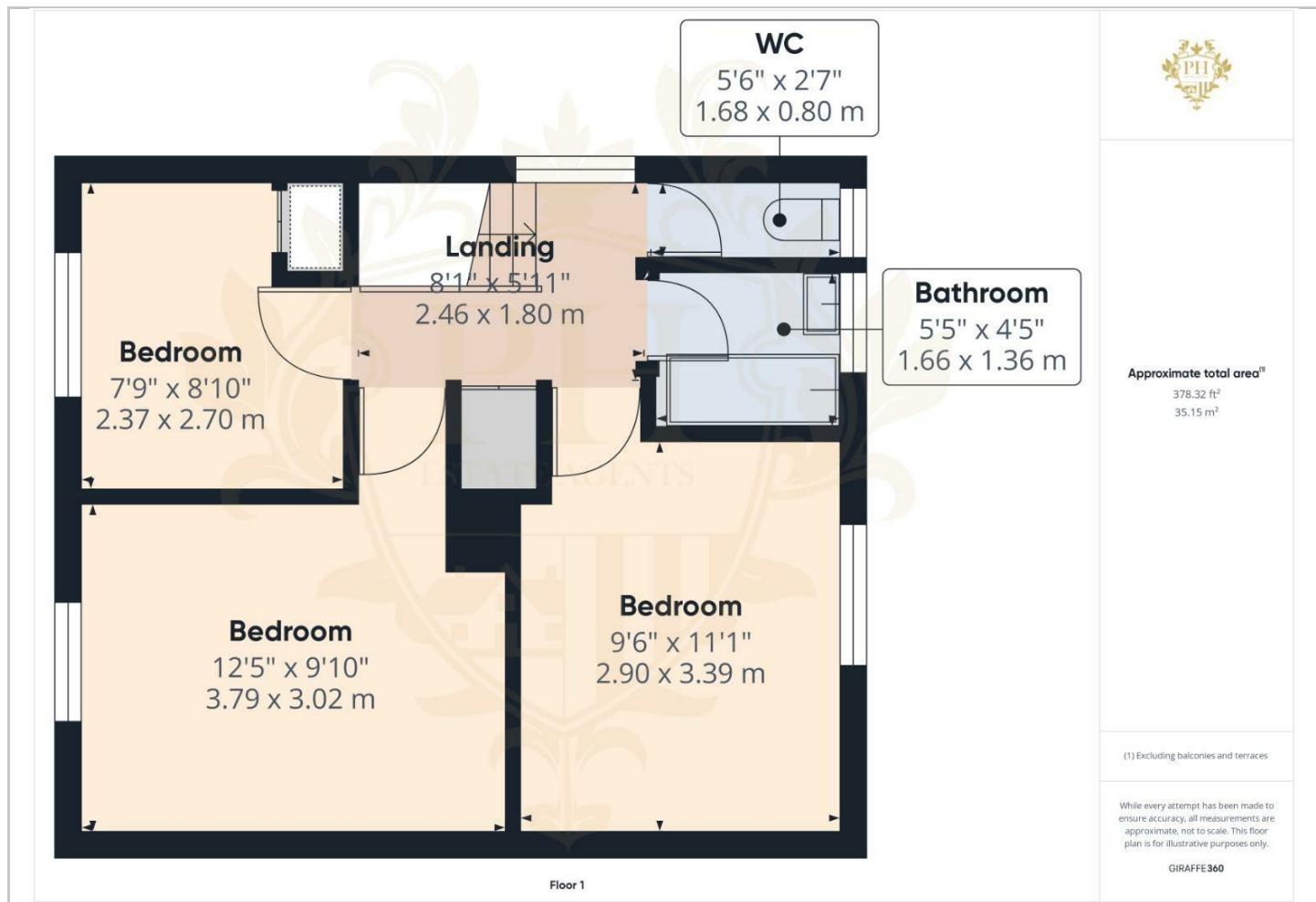
Hybrid Map



Terrain Map



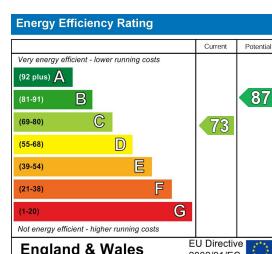
Floor Plan



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.