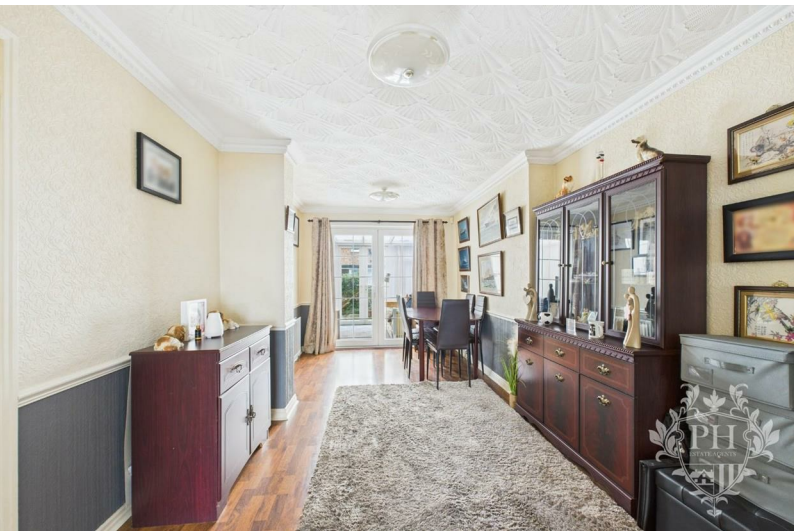




2 Blantyre Road , Middlesbrough, TS6 0EL

£200,000

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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

15'11" x 5'10" (4.85m x 1.78m)

Step into this welcoming home through a white UPVC double-glazed door, where natural light floods the spacious entrance hallway. This bright, airy space serves as the heart of the ground floor, providing seamless access to the kitchen, a convenient ground-floor bedroom, and the staircase leading to the first floor. Rich wood-effect laminate flooring stretches throughout, adding warmth and character to the space, while a radiator ensures year-round comfort. Practical built-in storage cupboards beneath the stairs maximize every inch of space, perfect for tucking away coats, shoes, and household essentials. The hallway's thoughtful design creates an inviting first impression while offering both functionality and aesthetic appeal.

KITCHEN

15'10" x 7'4" - 7'9" x 9'8" (4.83m x 2.24m - 2.36m x 2.95m)

Nestled at the back of the home, the inviting L-shaped kitchen showcases a thoughtfully designed space where form meets function. Elegant cream-colored cabinetry lines the walls, with a mix of wall-mounted units, base cabinets, and soft-close drawers providing abundant storage. The sleek dark countertops create a striking contrast against the light cabinetry, adding a contemporary touch to the space. Natural light streams in through two large UPVC double-glazed windows, brightening the workspace and offering pleasant views of the garden. The kitchen comes well-equipped with a modern built-in double oven and smooth ceramic hob, while leaving ample space for additional free-standing appliances of your choice. A UPVC door opens directly onto the garden, perfect for summer entertaining or bringing in fresh herbs from your outdoor space.

RECEPTION/ DINER

15'8" x 11'4" - 16'0" x 9'10" (4.78m x 3.45m - 4.88m x 3.00m)

The welcoming living area occupies the front of the property, offering generous space for a plush three-piece suite and additional furnishings. Natural light streams through the UPVC double-glazed window, illuminating the room's focal point: an elegant feature fireplace with ornate surround. The space flows seamlessly into the rear dining section, where there's ample room to accommodate a substantial dining table and various storage solutions. French doors add architectural charm while creating a smooth transition into the bright conservatory, bathing the entire area in natural light and creating an open, airy atmosphere perfect for both everyday living and entertaining.

CONSERVATORY

8'1" x 9'1" (2.46m x 2.77m)

Bathed in natural light, the conservatory showcases elegant floor-to-ceiling double glazed windows that frame the garden like living artwork. Graceful French doors serve as a seamless gateway to the outdoor space, their glass panels reflecting the changing seasons. While intimate in size, the room offers enough space to nestle a cozy loveseat or compact sofa.

Tel: 01642 462153

GROUND FLOOR BEDROOM

14'10" x 9'7" (4.52m x 2.92m)

Bathed in natural light from two expansive UPVC double-glazed windows, this versatile ground floor bedroom offers a blank canvas for your imagination. Currently serving as a creative arts and crafts studio combined with a home office, the well-proportioned space boasts ample room for transformation. The modern radiator ensures year-round comfort, while the room's generous dimensions could easily accommodate a full double bed, bedside tables, and substantial storage furniture. As part of the original two-storey extension, the room features solid construction and seamlessly integrates with the home's architecture, making it an ideal flex space that adapts to your changing needs.

GROUND FLOOR WET ROOM

7'9" x 5'11" (2.36m x 1.80m)

This ground floor wet room features a two-piece bathroom suite, anchored by a stylish hand basin with convenient built-in storage cabinetry beneath. A pristine low-level WC complements the space, while the room's practical design includes floor-to-ceiling tiling for easy maintenance and waterproofing. The powerful electric shower system provides reliable hot water on demand, and natural light filters softly through a frosted UPVC double-glazed window, ensuring both brightness and privacy. The thoughtful layout maximizes space while maintaining accessibility, making this wet room both functional and contemporary.

LANDING

9'7" x 5'11" (2.92m x 1.80m)

The landing gains access to the three double bedrooms and large family bathroom.

BEDROOM ONE

11'6" x 10'8" (3.51m x 3.25m)

Bathed in natural light from a large UPVC double-glazed window, the generously proportioned main bedroom sits peacefully at the front of the property. This welcoming space easily accommodates a double bed while leaving ample room for additional furniture. The thoughtfully designed built-in wardrobes provide seamless storage, blending perfectly with the room's dimensions. A well-positioned radiator ensures year-round comfort, while the room's front-facing position offers a pleasant outlook. The practical layout makes it easy to arrange both a bed and larger pieces of furniture without the space feeling cramped, creating an ideal primary retreat for homeowners.

BEDROOM TWO

10'3" x 11'6" (3.12m x 3.51m)

Tucked away at the back of the property, the peaceful second bedroom offers generous dimensions that easily accommodate a double bed and substantial storage furniture. Natural light streams through the UPVC double-glazed window, brightening the space throughout the day, while the modern radiator ensures year-round comfort. The strategic rear position provides a quiet retreat from street noise, making it perfect for a restful night's sleep.

BEDROOM THREE

13'6" x 6'10" - 7'7" x 6'9" (4.11m x 2.08m - 2.31m x 2.06m)

Situated within the thoughtfully designed two-story extension, the third bedroom offers a generously proportioned retreat. Bathed in natural light from dual UPVC double-glazed windows, this well-appointed room easily accommodates a double bed while providing ample space for storage solutions. The warm, light wood-effect laminate flooring adds a contemporary touch and creates a welcoming atmosphere, while the room's careful layout ensures maximum functionality without sacrificing comfort. Perfect for a guest suite or family bedroom, the space strikes an ideal balance between practicality and style.

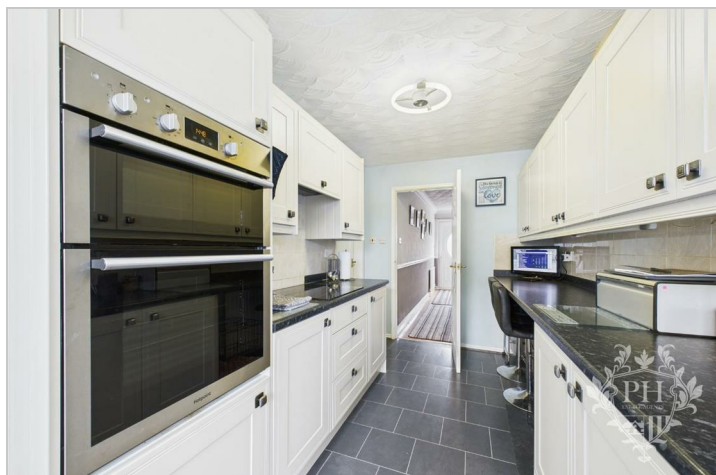
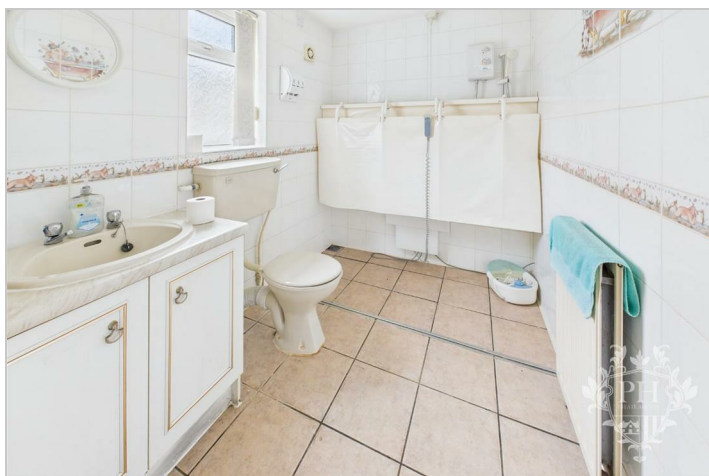
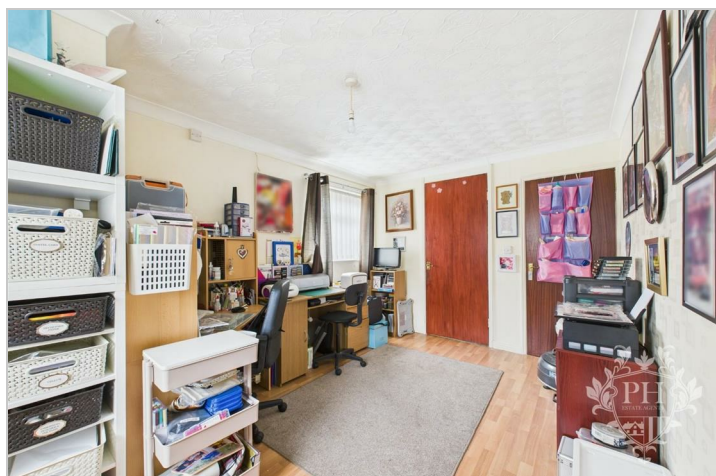
FAMILY BATHROOM

9'9" x 13'9" (2.97m x 4.19m)

Step into a generously proportioned family bathroom, where space meets practicality. The four-piece suite is thoughtfully arranged to maximize space and comfort. An inviting corner bath, wrapped in panels, beckons for long, relaxing soaks. The shower cubicle features an electric shower, perfect for invigorating morning routines. A pristine hand basin and discreet low-level toilet complete the essential fixtures. Natural light filters softly through the frosted UPVC double-glazed window, while a well-positioned radiator keeps the space cozy year-round. The room's layout creates an airy, spa-like atmosphere that's both functional and welcoming for the whole family.

EXTERNAL

Welcoming you at the front, a thoughtfully designed paved garden offers effortless maintenance while adding curb appeal. Sturdy brick walls frame this space beautifully, while an additional side garden provides extra greenery. Behind the house, a lush lawn stretches out, bordered by an array of colorful shrubs and mature plants that create natural privacy. A convenient driveway leads to a spacious garage, perfect for secure parking and storage. This ideally situated property puts you just moments away from bustling local shops, restaurants, and well-regarded schools, making daily life both comfortable and convenient.



Road Map



Hybrid Map



Terrain Map



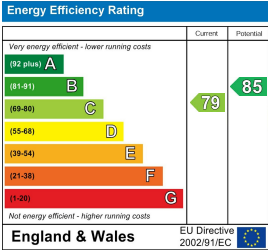
Floor Plan



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.