



PH ESTATE AGENTS



201 Oxford Road , Middlesbrough, TS5 5EG

£130,000



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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.

ENTRANCE PORCH

2'6 x 5'2 (0.76m x 1.57m)

As you step through the solid black wooden door, you're greeted by a quaint entrance porch bathed in natural light. This intimate space sets the tone for the warm and inviting atmosphere throughout the home. The porch seamlessly leads into the hallway, where there is a staircase ascending to the first floor and doors providing easy access to the reception rooms.

HALLWAY

1'4'3 x 5'8 (4.34m x 1.73m)

The hallway boasts classic wood flooring and white walls, creating a clean and welcoming environment.

RECEPTION ROOM

10'6 x 12'1 (3.20m x 3.68m)

As you venture further into the home, you'll find the front reception room, a space bathed in sunlight streaming through the large bay window. The room features a central fireplace and cosy central heating radiator, making it the perfect spot to curl up with a good book or enjoy a quiet conversation.

DINING ROOM

13'1 x 18'2 (3.99m x 5.54m)

Stepping across the hallway, you'll discover the second reception room, which offers a similar layout and ambiance. This room also benefits from an abundance of natural light courtesy of the large rear window, creating a bright and airy atmosphere. The room's fireplace and central heating radiators makes it an ideal space for entertaining or relaxing with family and friends.

KITCHEN

9'9 x 8'5 (2.97m x 2.57m)

The kitchen, located at the rear of the home, offers plenty of potential for a stylish renovation. While it currently features a double glazed window and external door leading out to the rear garden, updating the appliances and cabinetry would transform this space into a modern culinary haven. The kitchen already includes a stainless steel sink, chrome mixer tap, and integrated oven and extractor fan, providing a solid foundation for your culinary creations.

Tel: 01642 462153

LANDING

10'7 x 6'4 (3.23m x 1.93m)

Climbing the wooden staircase, you'll reach the landing, which continues the theme of wood flooring and white walls. This space serves as a gateway to the three bedrooms, bathroom, and loft, offering easy access to all upper-level amenities.

BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)

Bedroom one, located at the front of the home, is a generous space bathed in natural light from the large bay window. This room features in-built storage, a coSy central heating radiator, and classic wood flooring, providing a comfortable and functional environment for relaxation or study.

BEDROOM TWO

12'2 x 10'4 (3.71m x 3.15m)

Bedroom two, located at the rear of the home, offers a similar layout and atmosphere. The room benefits from an abundance of natural light, in-built storage in the wardrobes and drawers, and a central heating radiator. This space would be perfect for a child's room, home office, or a peaceful retreat.

BEDROOM THREE

7' x 5'10 (2.13m x 1.78m)

The smallest bedroom, located at the front of the home, is a charming space with a window overlooking the front garden. While it's the most compact, it still features a central heating radiator and wood flooring, making it a cosy and inviting space for a child's room or a guest bedroom.

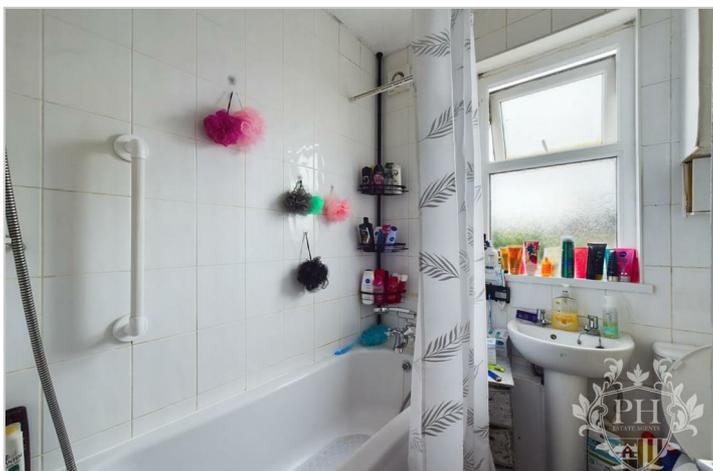
FAMILY BATHROOM

5'9 x 6'3 (1.75m x 1.91m)

The family bathroom, while functional, is in need of some refreshment. It features a three-piece bathroom suite, including a toilet, basin, and bath with an electric shower unit. The bathroom's frosted window and central location provide privacy, while the white walls and tiles create a clean and neutral aesthetic. Upgrading the fixtures and finishes would elevate this space to a more modern and inviting level.

EXTERNAL

The home boasts on-street parking, providing easy access and convenience and there is a small low maintenance front garden. To the rear of the home, discover a generously-sized, fully enclosed garden, an oasis of tranquility laid out in lush, vibrant greenery. This outdoor space brims with potential for a green thumb, offering endless opportunities for the new homeowner to create their ideal outdoor haven.



Road Map



Hybrid Map



Terrain Map



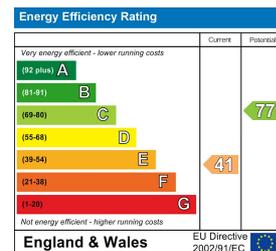
Floor Plan



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.