



## 9 Moorcock Close

, Middlesbrough, TS6 0TS

Offers Over £69,950





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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.

## RECEPTION ROOM

11'3" x 15'9" (3.43m x 4.80m)

Bathed in natural light from a sleek UPVC window, this spacious reception room offers a welcoming retreat. The generous dimensions create an ideal setting for both entertaining and relaxation, with ample space to accommodate a full three-piece suite and additional living room furniture without feeling cramped. A double radiator ensures year-round comfort, while the room's proportions allow for easy flow between conversation areas. Whether you're hosting guests or enjoying a quiet evening at home, this versatile space adapts effortlessly to your needs.

## HALLWAY

14'6" x 5'0" (4.42m x 1.52m)

The hallway gains access to the kitchen and first floor and benefits from two storage cupboards ideal for hiding away household appliances.

## KITCHEN

11'4" x 10'6" (3.45m x 3.20m)

Sunlight streams through the expansive double window, illuminating a thoughtfully designed kitchen where warm wood cabinets line both the walls and base. The carefully planned storage includes deep drawers perfect for pots and pans, while sleek wall-mounted units maximize vertical space. There's a designated nook for your refrigerator and other appliances, and the room's clever layout carves out a cozy corner where a café-style table would fit perfectly – ideal for morning coffee or casual meals.

## LANDING

8'10" x 4'6" (2.69m x 1.37m)

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

## BEDROOM ONE

11'7" x 7'9" (3.53m x 2.36m)

Bathed in natural light from a large UPVC window, the front-facing master bedroom offers a peaceful retreat. The generous proportions easily accommodate a double bed while leaving ample space for substantial

Tel: 01642 462153

storage furniture. A robust double radiator keeps the room cozy during colder months, while the strategic front placement provides views of the neighborhood. The room's layout maximizes every square foot, creating an inviting space that balances comfort with functionality.

### BEDROOM TWO

11'7" x 8'0" (3.53m x 2.44m)

Tucked away at the back of the property, the peaceful second bedroom offers a generous layout that easily accommodates a double bed and plenty of storage furniture. Natural light streams through the UPVC double-glazed window, while the modern radiator keeps the space cozy year-round. The room's rear position ensures a quiet retreat from street noise, making it perfect for restful nights or a serene home office setup.

### BEDROOM THREE

8'9" x 7'9" (2.67m x 2.36m)

Cozy and bright, the third bedroom makes efficient use of its intimate space. While it may be the most modest of the three bedrooms, it's thoughtfully arranged to fit a single bed and compact storage solutions without feeling cramped. Natural light streams through the UPVC window, bouncing off the clean, painted walls to create an airy atmosphere. A single radiator keeps the space comfortably warm during cooler months, making this room perfect for a child's bedroom, home office, or guest room.

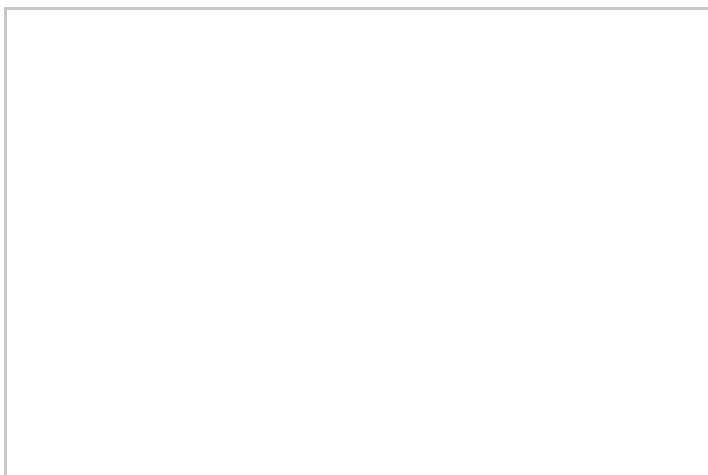
### FAMILY BATHROOM

8'6" x 7'7" (2.59m x 2.31m)

Step into a well-appointed bathroom featuring a classic three-piece suite. The centerpiece is a paneled bathtub equipped with shower attachments, perfect for both quick rinses and long, relaxing soaks. A pristine hand basin provides ample space for your morning routine, while the low-level toilet is discreetly positioned for comfort. Natural light filters softly through a frosted window, creating a bright yet private atmosphere, and a strategically placed radiator keeps the space cozy during chilly mornings. The room's practical layout makes efficient use of the available space while maintaining a clean, uncluttered feel.

### EXTERNAL

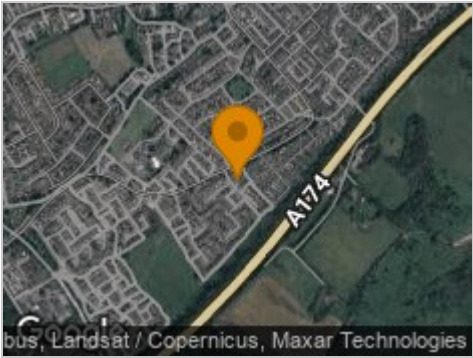
The property offers both front and rear gardens with a driveway and garage to the rear.



Road Map



Hybrid Map



Terrain Map



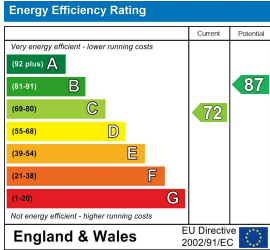
Floor Plan



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.