



19 Albourne Green

, Middlesbrough, TS4 3NA

Fixed Asking Price £95,000



19 Albourne Green

, Middlesbrough, TS4 3NA

Fixed Asking Price £95,000



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

12'3" x 5'5" (3.73m x 1.65m)

Step through the crisp white UPVC double glazed door and into a hallway that gleams with natural light. The walls, recently adorned in a refreshing coat of paint, complement the sleek modern flooring perfectly. This welcoming space serves as a hub, offering effortless access to the heart of the home - the reception room and kitchen diner, while the staircase invites you to discover the tranquility of the first floor.

RECEPTION ROOM

11'7" x 11'11" (3.53m x 3.63m)

The expansive reception room boasts sleek laminate flooring that gleams underfoot. A charming electric fire nestles within a fire surround, adding warmth and character to the space. The room's pièce de résistance is the bay window, its three panels offering generous views of the front garden, flooding the room with natural light.

Tel: 01642 462153

KITCHEN DINER

9'6" x 17'8" (2.90m x 5.38m)

The kitchen diner is a bright and airy space, flooded with natural light pouring in through two large UPVC double glazed windows and French doors. The modern wall, base, and drawer units provide ample storage, while expansive worktops offer generous space to prepare family meals. The French doors seamlessly connect the kitchen to the rear garden, creating a perfect flow between indoors and outdoors.

LANDING

6'7" x 5'11" (2.01m x 1.80m)

The landing benefits from a small UPVC double glazed window to the side aspect and gains access to the three bedrooms, family bathroom and loft.

BEDROOM ONE

13'1" x 10'9" (3.99m x 3.28m)

The first bedroom, ideally situated at the front of the property, provides the perfect balance of space and coziness. Generously sized to accommodate a double bed, it also leaves ample room for storage units. The room exudes freshness, with walls newly painted a soothing color and plush grey carpet underfoot.

BEDROOM TWO

9'2" x 9'11" (2.79m x 3.02m)

The second bedroom, nestled privately at the rear of the property, offers generous space to comfortably accommodate a double bed. A handy built-in storage cupboard ensures your belongings stay organized, while a UPVC double glazed window floods the room with natural light and a double radiator provides cozy warmth.

BEDROOM THREE

10'2" x 6'8" (3.10m x 2.03m)

The third bedroom, while the smallest, exudes a warm and inviting charm. Perfectly sized for a single bed, it also offers generous storage space. Natural light floods in through the UPVC double glazed window, and the single radiator ensures cozy warmth on chilly days.

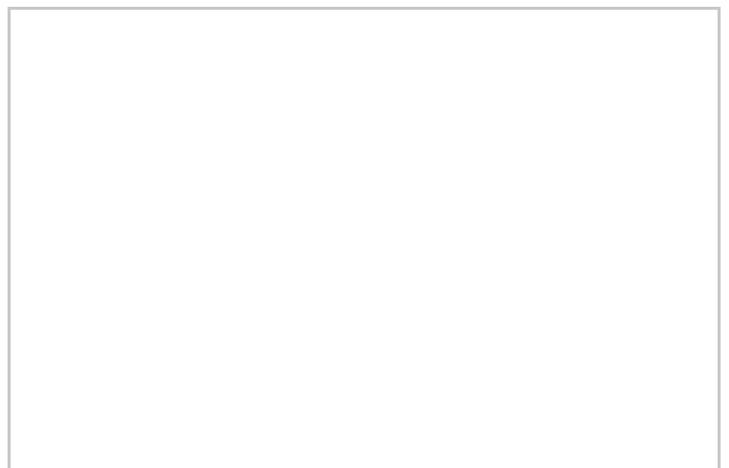
BATHROOM

5'4" x 7'5" (1.63m x 2.26m)

The family bathroom features a sleek three-piece suite, complete with a sturdy paneled bath, perfect for a relaxing soak. The bath also comes equipped with convenient shower attachments for those in a hurry. A crisp white hand basin and low-level WC complete the set, blending form and function. Natural light filters in through the frosted UPVC double-glazed window, adding warmth to the space. A handy towel rail keeps essentials within easy reach.

EXTERNAL

The property boasts shared parking conveniently located to the side, along with a charming fenced front garden and a spacious rear garden perfect for outdoor relaxation or entertainment.



Road Map



Hybrid Map



Terrain Map



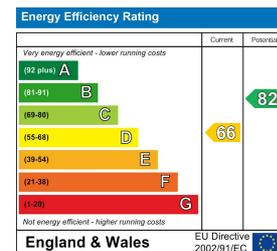
Floor Plan



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.