



25 Briggs Avenue

South Bank, Middlesbrough, TS6 6XL

Offers In The Region Of £115,000



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ENTRANCE

You step through a sleek, grey UPVC double-glazed door that opens from the front garden into a compact entrance hall. The space is warm, thanks to a neatly positioned radiator, and from here, you're led directly into the main reception room.

RECEPTION ROOM

14'5" x 12'10" (4.39m x 3.91m)

The reception room stretches out generously, easily fitting a comfortable two-piece suite with plenty of space left over for extra storage units or display cabinets. Sunlight spills in through a wide window, brightening the freshly painted white walls and making the modern laminate flooring gleam. At the heart of the room sits a stylish fire surround, complete with a gas coal fire that promises cozy evenings. A radiator keeps things warm, and from here, you can step directly into the kitchen or head upstairs to the first floor.

KITCHEN/ DINER

14'6" x 9'11" (4.42m x 3.02m)

The kitchen features a sleek collection of modern grey cabinets, including wall-mounted, base, and drawer units, all topped with smooth, light grey work surfaces. An integrated fridge freezer blends seamlessly into the cabinetry, while there's ample room for additional free-standing appliances to suit your needs. Two innovative built-in power sockets are cleverly concealed within the worktop, rising up when needed for effortless access. Natural light pours in through a window, and a radiator keeps the space warm and inviting.

To the right, the dining area offers a cozy spot that comfortably accommodates a small dining table—perfect for casual meals or morning coffee. A UPVC double glazed door opens directly onto the rear garden, offering easy access to outdoor space and bringing even more light into the room.

LANDING

9'0" x 2'8" (2.74m x 0.81m)

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

BEDROOM ONE

11'5" x 9'4" (3.48m x 2.84m)

The first bedroom sits at the front of the house, bathed in natural light from a large window that looks out over the street. With enough space for a double bed and generous storage units, the room feels open and inviting. Freshly painted white walls add a clean, modern touch, while a built-in storage cupboard offers a practical place to tuck away belongings. A radiator ensures the room stays cozy year-round.

BEDROOM TWO

8'2" x 7'0" (2.49m x 2.13m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat, easily accommodating a small double bed. While space for larger storage units is limited, the room feels bright and inviting thanks to a large window that lets in plenty of natural light. The crisp, freshly painted white walls enhance the sense of openness, and a radiator beneath the window ensures the space stays comfortable year-round.

BEDROOM THREE

6'0" x 7'0" (1.83m x 2.13m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat, perfectly sized for a single bed. There's room for a few compact storage pieces, making it ideal for a guest room or a child's space. Natural light filters in through the window, and a radiator keeps things cozy. The freshly painted white walls give the room a clean, airy feel.

FAMILY BATHROOM

8'4" x 6'3" (2.54m x 1.91m)

This wet room has been thoughtfully designed for both comfort and convenience. It features an electric shower set against sleek, modern tiling, a stylish hand basin, and a low-level toilet. The entire space is fitted with an efficient drainage system, ensuring water flows away quickly and easily. Natural light filters in through a frosted window, offering privacy while brightening the room, and a radiator keeps the space warm and inviting year-round.

EXTERNAL

The home features a private driveway and a charming walled front garden, creating an inviting entrance and a sense of privacy from the street. Out back, you'll find a spacious lawn bordered by a sturdy fence, perfect for kids or pets to play safely. There's also a generous patio area for outdoor dining or relaxing in the sun. Conveniently located, the property is only a few minutes' drive from local shops, schools, and quick access to the A66 for easy commuting.

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

Tel: 01642 462153

- 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:

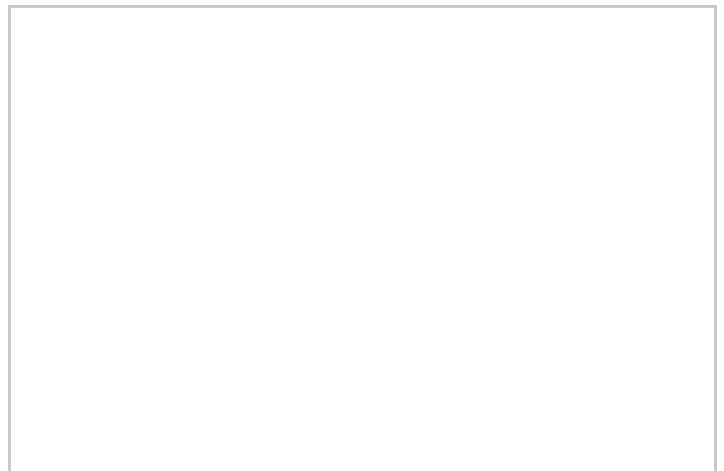
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

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.



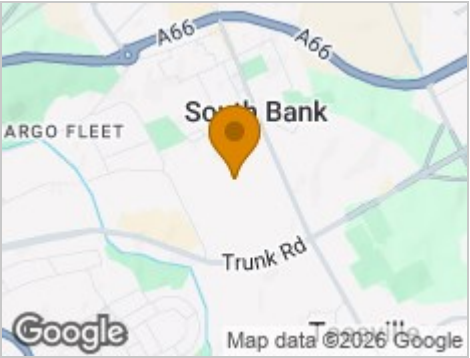
Road Map



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.