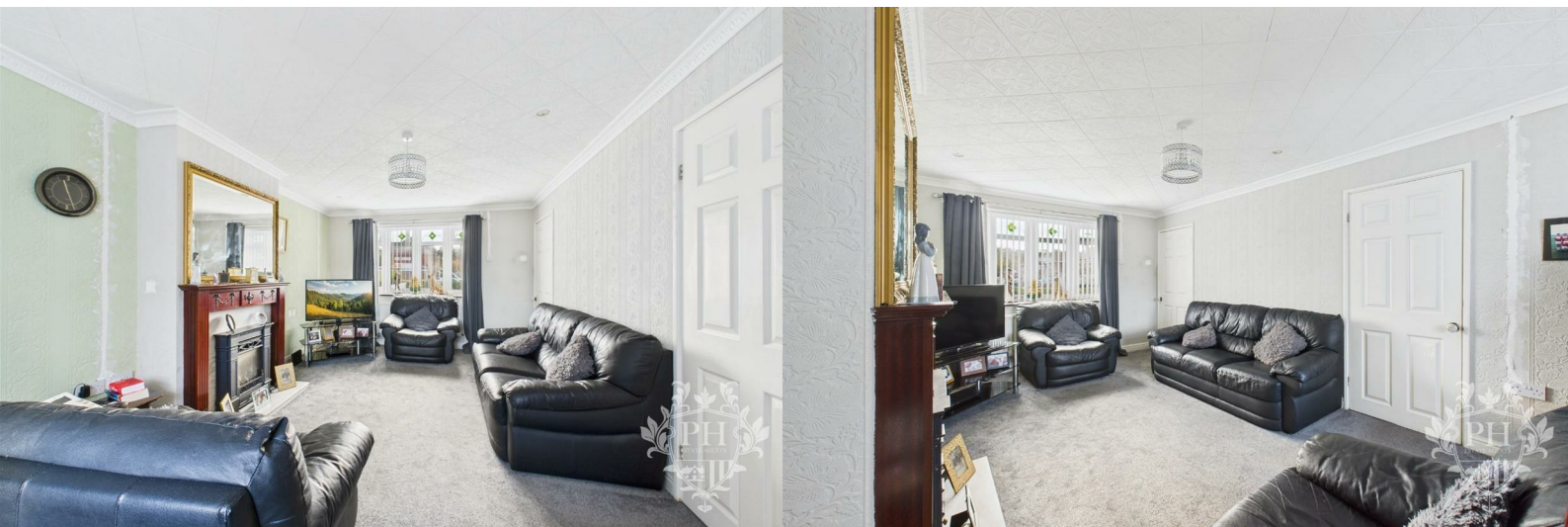




# 126 Evesham Road

, Middlesbrough, TS3 0BD

£115,000





# 126 Evesham Road

, Middlesbrough, TS3 0BD

£115,000



## PORCH

2'6" x 5'10" (0.76m x 1.78m)

Step onto the porch from the spacious front garden, where there's plenty of room to tuck away coats and boots. From here, a sturdy door opens into the heart of the main house, inviting you inside.

## HALLWAY

3'8" x 5'4" (1.12m x 1.63m)

Sunlight spills into the small hallway, making the space feel welcoming and open. From here, you can move easily into the reception room or head upstairs to the first floor. Along one wall, a discreet cupboard houses the property's electrical systems.

## RECEPTION

18'9" x 11'1" (5.72m x 3.38m)

The reception room is impressively spacious, offering plenty of room for a full three-piece suite, along with extra storage options to keep things tidy and organized. Natural light pours in through UPVC double glazed windows at both ends of the room, giving the space an open, airy feel. There's also a radiator to keep things cozy in winter and an elegant fire surround that adds a touch of character. The reception room seamlessly connects to a modern kitchen and dining area, making it perfect for both everyday living and entertaining guests.

## KITCHEN

18'8" x 11'5" (5.69m x 3.48m)

The kitchen features a harmonious sweep of sleek, light grey wall units, generously-sized base cupboards, and deep drawers, all thoughtfully arranged for maximum convenience. Pale, smooth worktops stretch across the space, reflecting natural light and making food preparation a breeze. At the heart of the kitchen, you'll find a built-in double oven paired with a modern gas hob, ready for home-cooked feasts. There's plenty of room left for your own free-standing appliances—whether it's a tall fridge, dishwasher, or washing machine. Sunlight pours in through double-glazed UPVC windows on three sides—front, side, and rear—bathing the room in a bright, airy glow. A door at the back opens directly into the rear garden, perfect for easy access to outdoor dining or play. Best of all, the kitchen's spacious layout easily accommodates a dining table, creating a comfortable spot for family meals or casual entertaining.

## LANDING

7'5" x 5'8" (2.26m x 1.73m)

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

## BEDROOM ONE

11'7" x 11'6" (3.53m x 3.51m)

The first bedroom sits at the front of the house, easily large enough for a double bed. Soft grey carpet, brand new, stretches wall to wall beneath

your feet. Above the bed, sleek built-in cabinetry offers practical storage without crowding the space. A UPVC double glazed window draws in natural light, making the room feel airy, while a modern radiator ensures it stays warm and comfortable all year round.

## BEDROOM TWO

14'8" x 11'1" (4.47m x 3.38m)

The second bedroom is positioned at the front of the house, offering a generous layout that easily fits a double bed along with extra storage furniture. Floor-to-ceiling mirrored sliding wardrobes run along one wall, catching the light and making the room feel even more spacious. A wide UPVC double-glazed window lets in plenty of natural daylight while keeping things quiet from the outside. The room is finished with a new, soft grey carpet underfoot, and a modern radiator ensures it stays cozy year-round.

## BEDROOM THREE

6'11" x 9'6" (2.11m x 2.90m)

The third bedroom sits quietly at the back of the house, offering a cozy retreat sized just right for a single bed. An elegant sliding-door wardrobe makes the most of the space, while a large UPVC double-glazed window lets in plenty of natural light throughout the day. A modern radiator keeps things warm and comfortable, and the fresh grey carpeting underfoot adds a clean, stylish finish to the room.

## BATHROOM

6'10" x 8'4" (2.08m x 2.54m)

The family bathroom is thoughtfully designed with a four-piece suite, offering both practicality and comfort. At the center is a paneled bathtub, perfect for long, relaxing soaks. Nearby, a spacious step-in shower cubicle features an electric shower and is enclosed by a clear glass surround, giving the room a modern, airy feel. The hand basin is set beneath one of the two large, frosted UPVC double glazed windows, which fill the space with soft, natural light while ensuring privacy. A low-level w.c. completes the suite, and a contemporary radiator ensures the room stays warm and inviting year-round. Partially tiled walls add both style and easy maintenance, making this bathroom a standout feature of the home.

## EXTERNAL

The house features a spacious front garden, bordered by a charming dwarf wall, with two generous stretches of lawn that add plenty of greenery to the entrance. A lengthy driveway provides ample parking space and leads directly to a single detached garage, ideal for secure storage or keeping your car out of the elements. In the back, the garden is designed for easy upkeep, with neat paving covering most of the area—perfect for outdoor seating, barbecues, or potted plants. The location is especially convenient, just a brief stroll from a range of local shops and schools, and only a few minutes' drive from James Cook Hospital.

## IMPORTANT INFORMATION

Tel: 01642 462153

## 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.

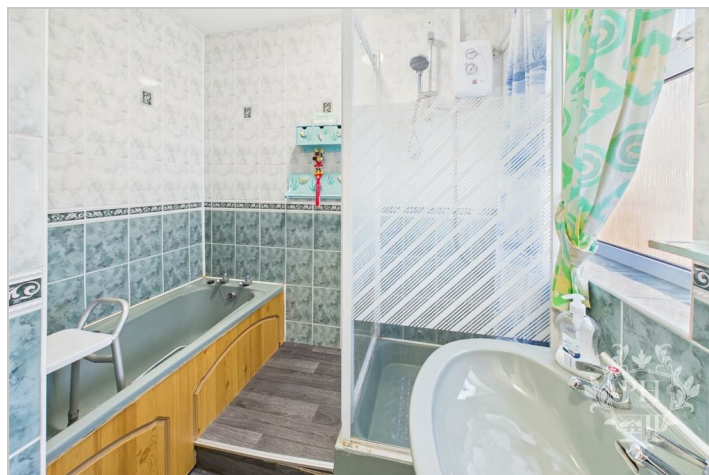
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.



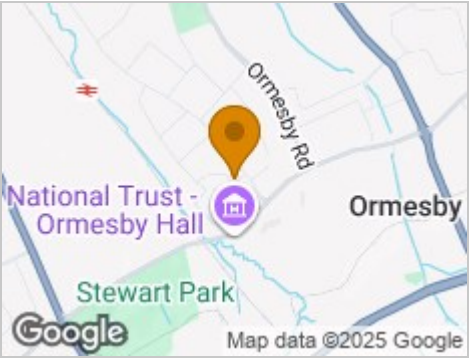
Road Map



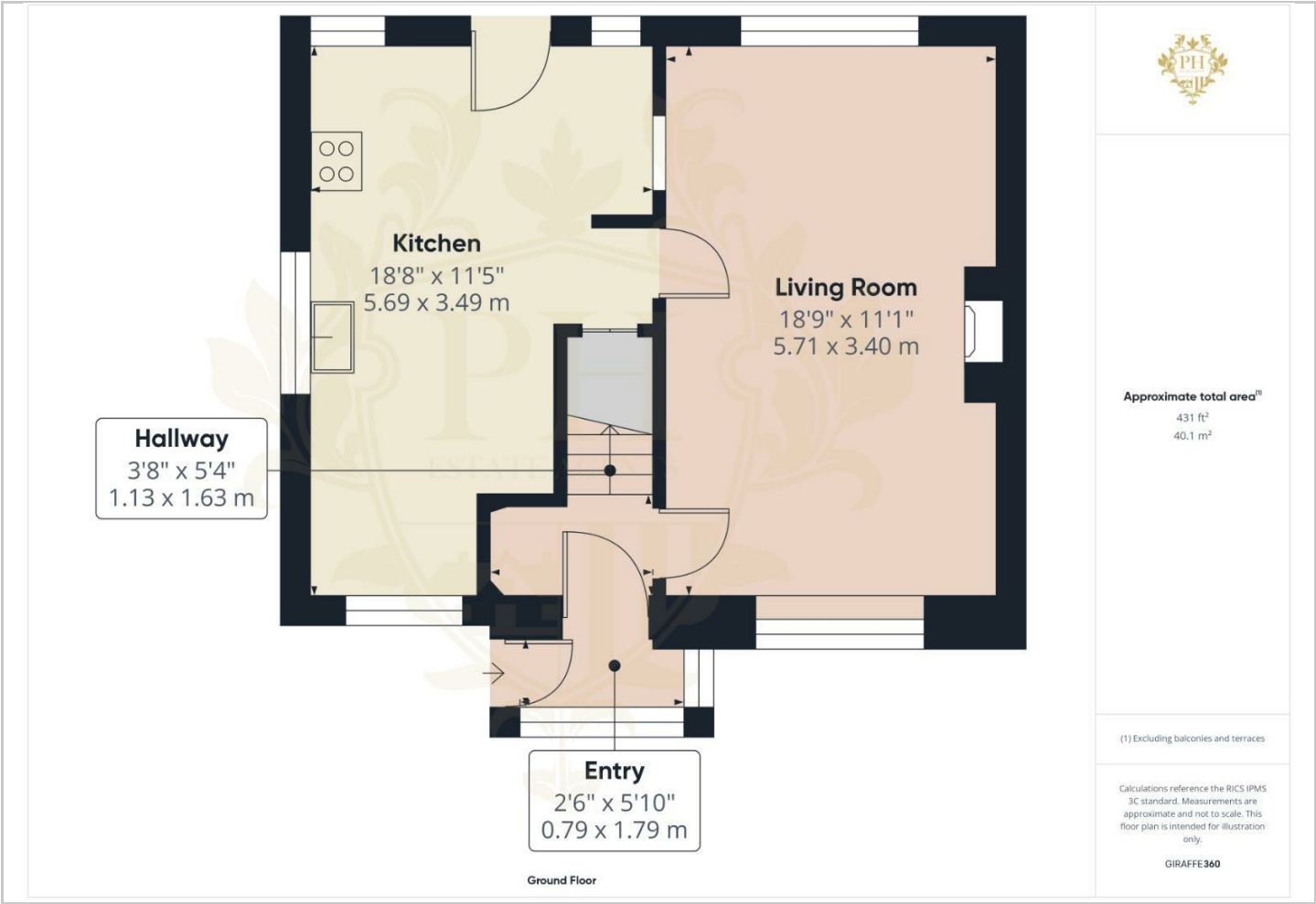
Hybrid Map



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.