



## 3 Tindale Walk , Middlesbrough, TS5 8TJ

Offers In The Region Of £167,000



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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

5'4" x 2'9" (1.63m x 0.84m)

Step through the sleek black composite front door and you'll find yourself in a spacious, welcoming porch—an ideal spot to stow away coats, shoes, and umbrellas after a long day. The porch features stylish modern double doors that open up into the main reception room, offering a smooth and inviting transition into the heart of the home.

### RECEPTION ROOM

16'7" x 12'10" (5.05m x 3.91m)

The reception room features an open-plan layout with an inviting L-shape design. At the front of the space, a generously sized living area welcomes you in, anchored by an elegant feature fireplace with a log burner that promises warmth and coziness. A large UPVC double-glazed window fills the room with natural light, while a staircase rises gracefully to the first floor, creating a sense of flow and connection throughout the home.

### DINING AREA

9'0" x 10'8" (2.74m x 3.25m)

Tucked away at the back of the main reception room, the dining area offers plenty of space for a generous family table—perfect for lively dinners or long weekend breakfasts. It's seamlessly connected to the kitchen, making serving meals a breeze, and features elegant French doors that open directly into the sunroom, filling the space with natural light and creating a welcoming flow between rooms.

### SUNROOM

8'10" x 10'8" (2.69m x 3.25m)

The sunroom, entered directly from the dining area, is framed by a charming dwarf wall and surrounded by UPVC double glazed windows that flood the space with natural light. French doors open onto a beautifully kept, low-maintenance garden, creating a seamless connection between indoors and out. Inside, the room is enhanced by sleek spot lighting and attractive wood-effect flooring, adding warmth and style. There's ample space to comfortably accommodate a two-piece suite, along with smaller storage units or accent tables, making it an inviting spot for relaxation or entertaining guests.

### KITCHEN

7'5" x 10'4" (2.26m x 3.15m)

The kitchen features a stylish selection of cream high gloss wall cabinets, base cupboards, and spacious drawers that provide ample storage for all your cooking essentials. A sleek built-in oven sits neatly beneath a gas hob, offering both convenience and a contemporary look, while designated spaces are available for your free-standing appliances. Natural light pours in through a UPVC double glazed window positioned to the side, illuminating the room and making it feel bright and welcoming. A matching door leads directly out to the garden, seamlessly connecting the indoor cooking space with the outdoors.

Tel: 01642 462153

## LANDING

6'3" x 7'9" (1.91m x 2.36m)

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

## BEDROOM ONE

10'1" x 12'11" (3.07m x 3.94m)

Positioned at the front of the property, the generously proportioned primary bedroom offers an abundance of space. The well-designed layout easily accommodates a double bed and substantial storage furniture, with room to spare for comfortable movement. Natural light streams through the large UPVC double glazed window, creating a bright and welcoming atmosphere. A modern radiator provides consistent warmth during cooler months, while plush wall-to-wall carpeting adds a touch of comfort underfoot, making this room a cozy retreat for rest and relaxation.

## BEDROOM TWO

10'0" x 11'2" (3.05m x 3.40m)

Tucked away at the back of the property, the peaceful second bedroom offers generous proportions that easily accommodate a double bed with room to spare. A spacious built-in cupboard provides essential storage, while the large UPVC double-glazed window bathes the room in natural light and offers views of the rear garden. The plush carpeting adds warmth underfoot, complemented by a modern radiator that keeps the space cozy during colder months. With its ample dimensions, the room comfortably fits additional furniture pieces like a tall wardrobe, chest of drawers, or even a dedicated workspace, making it a versatile retreat for family members or guests.

## BEDROOM THREE

4'4" x 9'5" (1.32m x 2.87m)

Currently configured as a walk-in wardrobe, the third bedroom faces the front of the property, bathed in natural light from a large UPVC double-glazed window. Custom-built wardrobes with sleek sliding doors line the walls, maximizing storage space while maintaining a clean, modern aesthetic. A well-placed radiator ensures year-round comfort. Though perfectly suited to its present role as a dressing room, this versatile space can easily transform back into a cozy bedroom. Its thoughtful dimensions would comfortably accommodate a single bed, bedside table, and compact storage solutions, making it an ideal room for a child, guest, or home office setup. The neutral décor and practical layout offer endless possibilities for personalization.

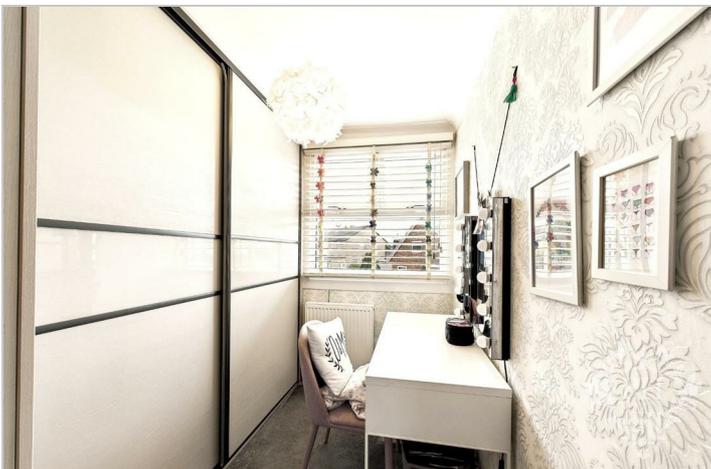
## FAMILY BATHROOM

8'5" 6'2" (2.57m x 1.88m)

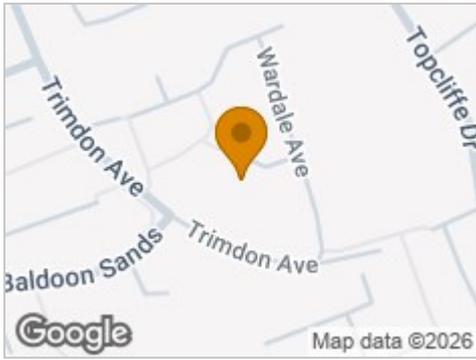
This elegant family bathroom showcases a luxurious four-piece suite that perfectly balances style and functionality. The centerpiece is a deep, paneled bathtub perfect for long, relaxing soaks, complemented by a spacious step-in shower enclosure featuring a modern thermostatic control system for precise temperature management. A sleek hand basin sits atop custom storage cabinetry, providing ample space for toiletries and linens, while the low-profile toilet adds a contemporary touch. Cool grey tiles wrap the walls in a sophisticated finish, their subtle texture catching the soft natural light that filters through the frosted UPVC double-glazed window. For added comfort, a gleaming chrome towel warmer stands ready to provide toasty towels on chilly mornings, completing this thoughtfully designed space.

## EXTERNAL

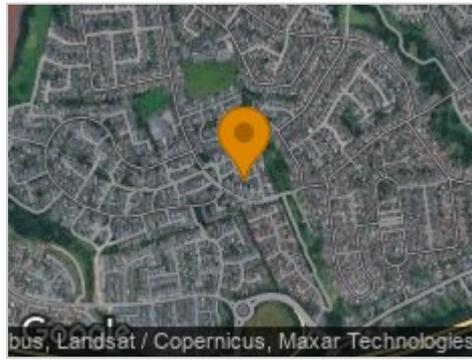
A sleek paved driveway cuts through the front garden, winding its way along the length of the property to a tucked-away garage in the back. The front's thoughtful hardscaping creates a clean, modern look that requires minimal upkeep. Behind the house, an intimate courtyard-style garden provides a perfect spot for morning coffee or evening relaxation without the fuss of extensive maintenance. The property's prime location puts you just minutes from the buzz of local shops, cafes, and well-regarded schools—close enough to walk on pleasant days or make a quick drive when time is tight.



## Road Map



## Hybrid Map



## Terrain Map



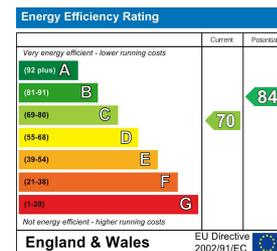
## Floor Plan



## 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.