PH ESTATE AGENTS

22 Cornforth Avenue

, Middlesbrough, TS3 7HE

£700 Per Month

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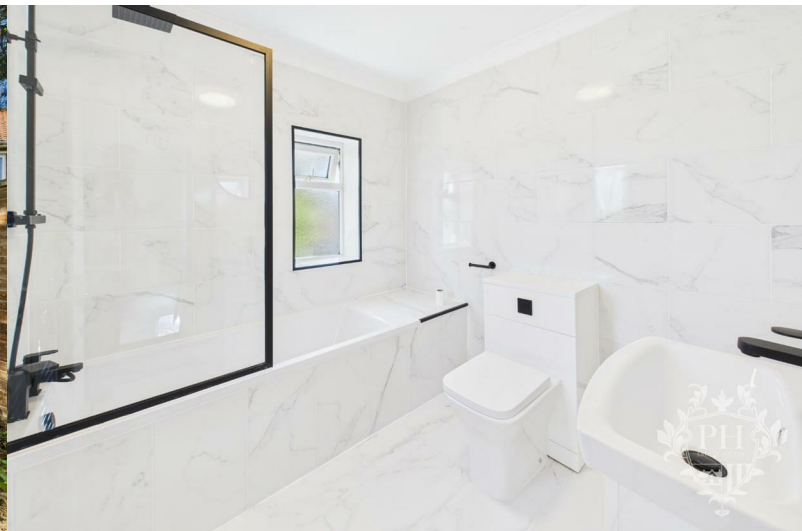

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ENTRANCE

4'8" x 5'5" (1.42m x 1.65m)

Step through a gleaming white UPVC double-glazed door and find yourself in a spacious, light-filled hallway. Natural light streams in, illuminating the inviting entryway and revealing clear pathways to the welcoming reception and dining area, the thoughtfully designed kitchen, and the staircase leading up to the first floor.

RECEPTION/ DINING ROOM

8'6" x 19'2" (2.59m x 5.84m)

At the front of the room, you'll find a welcoming reception area, brightened by a large UPVC double glazed window that lets in plenty of natural light. A radiator ensures the space stays warm and comfortable, and there's ample room for a two-piece suite along with other living room furnishings, allowing you to create a cozy seating arrangement. Toward the rear, another UPVC double glazed window and a second radiator provide additional light and warmth, while the area comfortably accommodates a dining table—perfect for meals or entertaining guests. The entire room has been freshly painted, giving it a clean, modern feel, and features recessed spotlights in the ceiling for a stylish touch. A decorative fire surround with an electric fire serves as a focal point, adding both visual interest and a sense of comfort to the space.

KITCHEN

8'2" x 10'10" (2.49m x 3.30m)

Step into a stunning, newly-fitted kitchen designed with both style and functionality in mind. Along the walls, you'll find an array of sleek, light-colored units—cupboards, drawers, and base cabinets—all offering plenty of storage and creating a bright, airy feel. The rich, dark worktops provide a striking contrast, making the space pop visually and offering generous surfaces for meal prep or entertaining. The kitchen features a built-in electric oven paired with a modern gas hob above, perfect for everything from quick breakfasts to elaborate dinners. There's ample room for your own free-standing appliances, so you can truly make the space your own. Sunlight pours in through a large UPVC double-glazed window, and a matching door opens directly onto the rear garden, making it easy to step outside for fresh air or outdoor dining.

LANDING

5'8" x 2'8" (1.73m x 0.81m)

The landing gains access to the two spacious bedrooms, family bathroom and loft with a UPVC double glazed window to the side aspect.

BEDROOM ONE

14'1" x 8'7" (4.29m x 2.62m)

The first bedroom sits at the front of the house, offering ample room for a double bed as well as larger storage pieces like wardrobes or dressers. Natural light pours in through two UPVC double-glazed windows, giving the space a bright, welcoming feel. Freshly painted walls and brand new laminate flooring add a clean, modern touch, while a radiator ensures the room stays comfortable year-round.

BEDROOM TWO

9'8" x 10'4" (2.95m x 3.15m)

The second bedroom is tucked away at the rear of the property, offering a quiet and private retreat. Spacious enough to comfortably fit a double bed, it easily accommodates larger storage units without feeling cramped. Natural light streams in through the UPVC double glazed window, highlighting the freshly painted walls and brand new laminate flooring. A modern radiator ensures the room stays warm and inviting year-round, making it an ideal space for rest or productivity.

FAMILY BATHROOM

7'2" x 7'3" (2.18m x 2.21m)

The family bathroom has been completely transformed into a modern, inviting space. At its heart is a sleek three-piece suite: a deep paneled bathtub fitted with striking black shower attachments and matching taps, all framed by a glass screen edged in bold black trim. The hand basin is set atop a practical storage cabinet, perfect for keeping toiletries tucked away, while the low-level w.c. blends seamlessly into the room's design. Glossy wall and ceiling tiles catch the light, giving the space a polished, contemporary feel, and black accents throughout add a sense of sophistication. Two frosted UPVC double glazed windows let in soft, natural light while maintaining privacy, and a heated towel warmer ensures comfort year-round.

EXTERNAL

The property features convenient on-street parking and both a fenced front garden and a spacious, secure backyard—perfect for relaxing outdoors or letting kids and pets play safely. Located within easy walking or driving distance of local shops, schools, and public transport, it's ideally situated for everyday errands and family life.

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.

Tel: 01642 462153

• 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

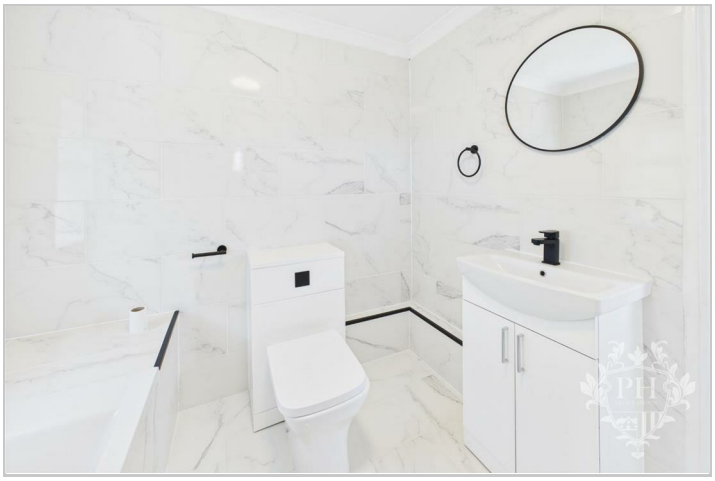
Once you're ready to make an offer:

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.

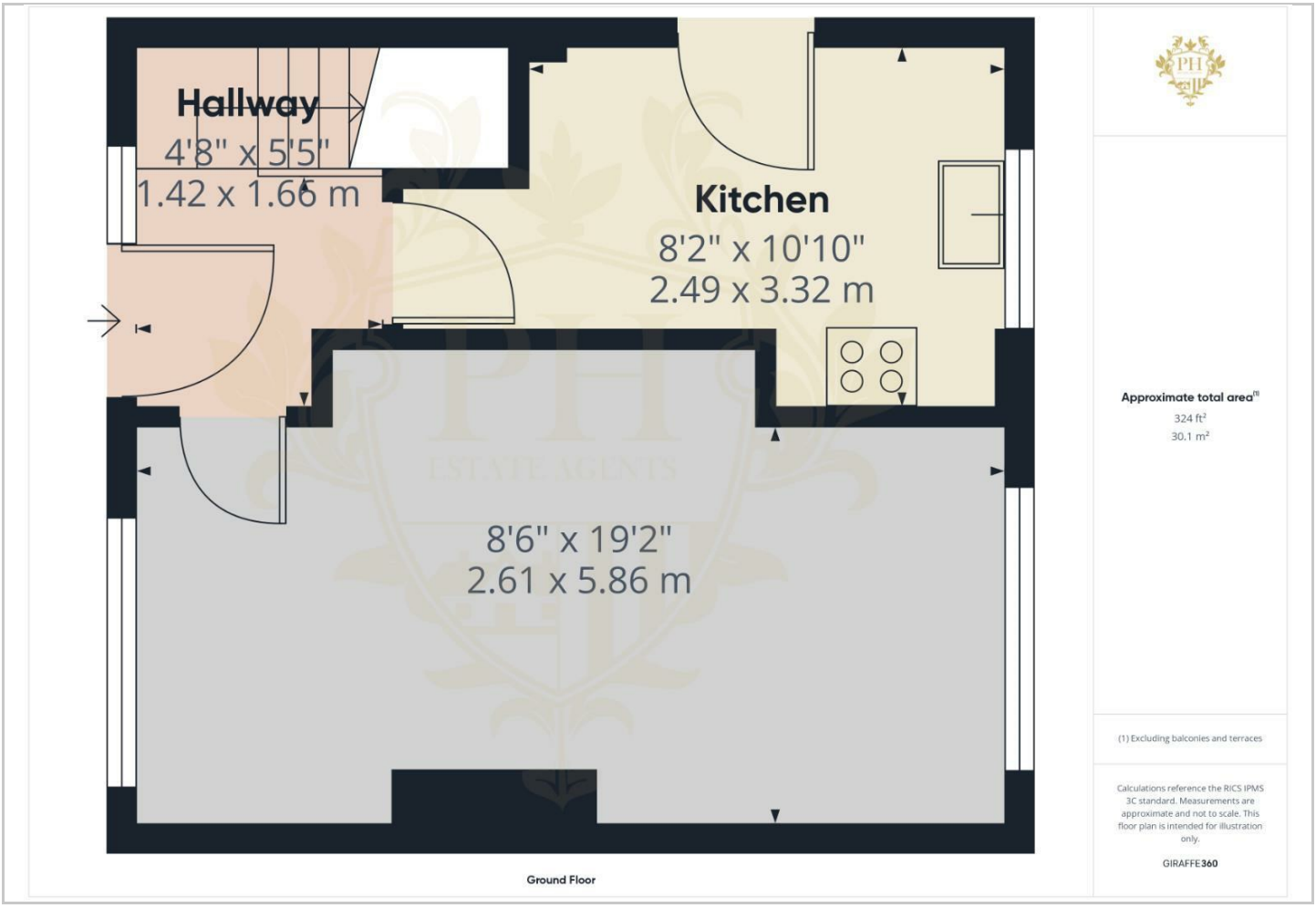


Road Map

Hybrid Map

Terrain Map

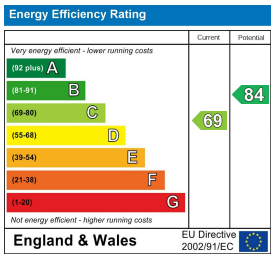
Floor Plan



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.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/