



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
AVAILABLE ON REQUEST

ENQUIRE NOW FOR MORE DETAILS

ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

42 Peaton Street
, Middlesbrough, TS3 6JH

£60,000



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Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.

Entrance

Entering the property through the front door, you are welcomed into a long entrance hallway providing access to the main ground

floor accommodation, with stairs rising to the first floor. The hallway creates a practical entrance to the home and leads directly through to the living space and kitchen.

Lounge / Dining Room

The property benefits from a spacious open-plan lounge and dining room extending the full length of the home. Positioned to the front with a large window allowing for excellent natural light, the room provides generous space for both comfortable seating and a family dining area, creating a versatile living space suited to everyday living and entertaining alike. Internal access leads through to the rear kitchen.

Kitchen

Located at the rear of the property, the kitchen is fitted with a range of wall and base units complemented by work surfaces, incorporating space for freestanding appliances. A rear-facing window provides natural light, while a door gives direct access to the enclosed rear yard.

Bedroom 1

Situated at the front of the property, the principal bedroom is a well-proportioned double room offering ample space for a

double bed and a range of additional bedroom furniture. A large front-facing window provides plenty of natural light.

Bedrooms 2

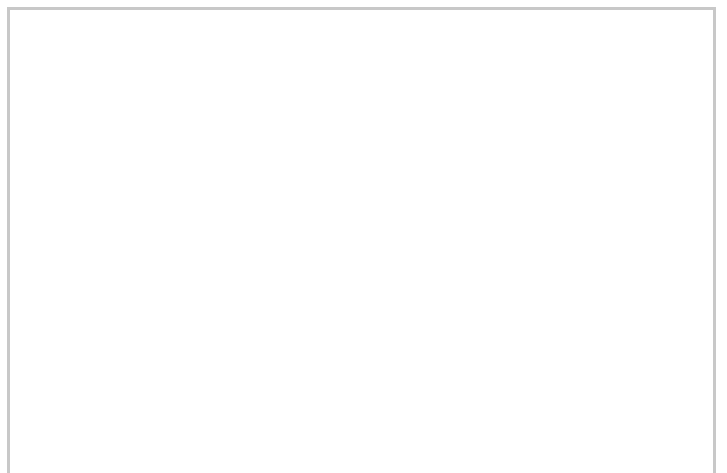
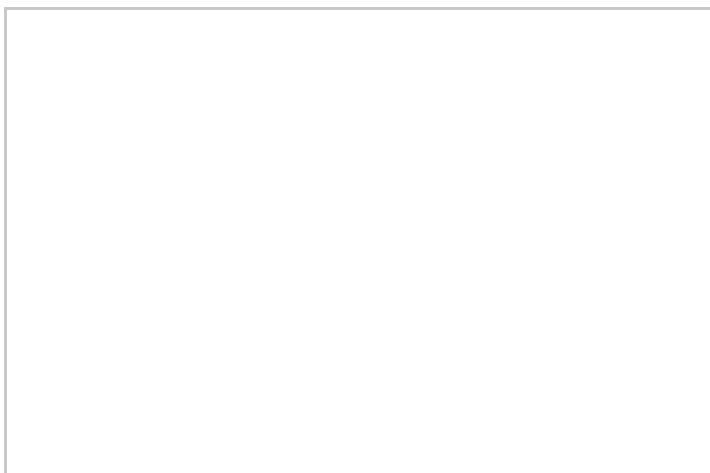
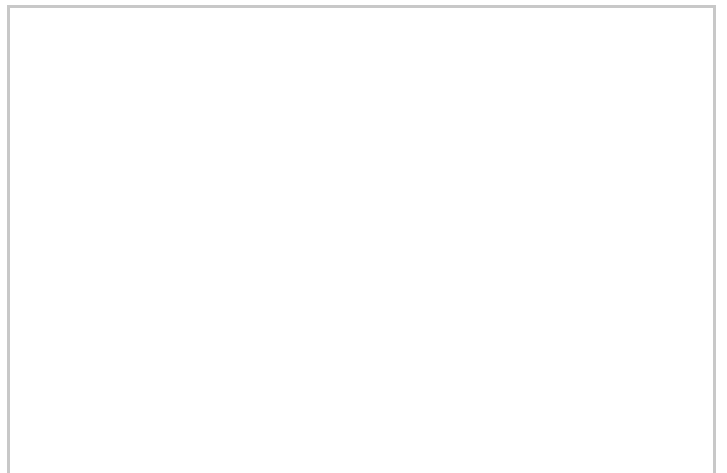
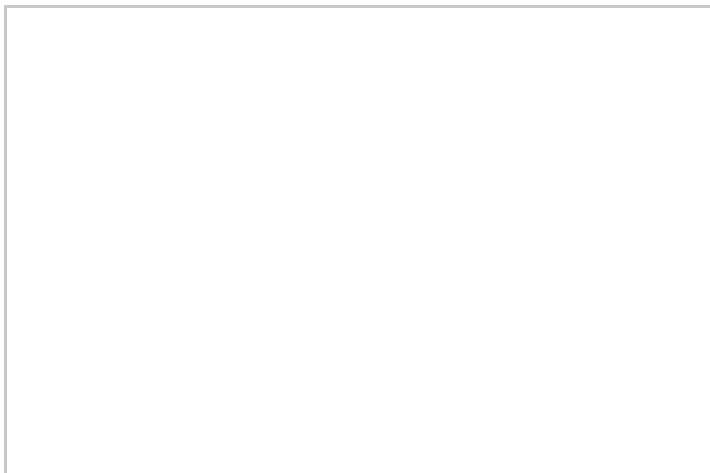
Positioned to the rear of the property, the second bedroom is a comfortable single room which could equally serve as a nursery, home office or guest bedroom, enjoying views over the rear of the property.

Bathroom

The family bathroom is located to the rear of the first floor and comprises a panelled bath with shower over, wash hand basin and low-level WC. The room also benefits from a rear-facing window providing natural light and ventilation.

External

Clean and clear secure yard.



Road Map



Hybrid Map



Terrain Map



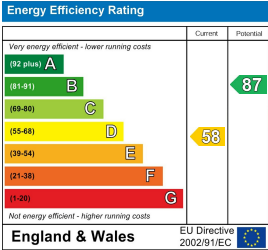
Floor Plan



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.