



1 Trueman Court Green Lane , Middlesbrough, TS5 7SR

Offers In The Region Of £110,000



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HALLWAY

3'8" x 17'2" - 5'9" x 13'11" (1.12m x 5.23m - 1.75m x 4.24m)

Step inside from the immaculate communal area and you'll find yourself in a bright, contemporary hallway. Sunlight spills across sleek flooring, leading you toward the spacious reception room, two comfortable bedrooms, and a stylish family bathroom. Thoughtfully designed, the hallway also offers a handy storage cupboard, perfect for keeping everyday essentials neatly tucked away.

RECEPTION AREA

24'7" x 10'5" (7.49m x 3.18m)

The reception area is designed with comfort and style in mind, offering enough space for a cozy two-piece sofa set alongside sleek storage units that help keep the room organized. Soft carpeting underfoot adds warmth, while elegant French doors let in plenty of natural light and create an inviting transition to the next room. The reception room flows seamlessly into the kitchen, making it perfect for both relaxing and entertaining.

KITCHEN AREA

24'7" x 10'5" (7.49m x 3.18m)

The kitchen stands out with its striking, deep navy cabinetry, giving the space a bold, contemporary feel. Wall-mounted units rise to the ceiling, offering plenty of storage, while the base cupboards and wide, soft-closing drawers provide easy access to everything you need. Pale, stone-effect worktops run the length of the room, catching the light and creating a crisp contrast against the dark cabinets—a surface made for chopping, rolling, and prepping.

All the essentials are built in: a sleek electric oven nestles beneath a glass-smooth ceramic hob, while a discreet microwave blends seamlessly into the cabinetry above. Tucked away out of sight, the washer/dryer, fridge, and freezer ensure that every modern convenience is at your fingertips without disrupting the kitchen's clean lines.

At one end, a compact breakfast bar invites you to linger over coffee in the morning or grab a quick bite, adding a relaxed, welcoming touch. Altogether, this kitchen manages to be both visually stunning and effortlessly practical, a space that's as enjoyable to use as it is to look at.

BEDROOM ONE

13'1" x 9'3" (3.99m x 2.82m)

The first bedroom is spacious enough to comfortably fit a double bed, with just enough room left over for a few essential storage pieces, like a chest of drawers or a small wardrobe. Soft carpeting adds warmth underfoot, while a large window lets in plenty of natural light during the day. For extra comfort, there's a radiator to keep things cozy in colder months. This bedroom also enjoys the added convenience of its own ensuite shower room, offering privacy and a touch of luxury.

EN-SUITE

7'2" x 4'7" (2.18m x 1.40m)

The en-suite, entered directly from the main bedroom, features a sleek, contemporary three-piece suite. At its center is a spacious double step-in shower cubicle, enclosed by a clear glass screen and fitted with a thermostat-controlled shower for precise comfort. A stylish hand basin sits atop built-in storage drawers, offering both elegance and functionality, while a modern low-level w.c. completes the arrangement. The space is finished with gleaming wall cladding that adds a polished look, complemented by a large mirror and a chrome radiator that brings both warmth and a touch of sophistication.

BEDROOM TWO

14'10" x 7'1" (4.52m x 2.16m)

The second bedroom offers enough space for a comfortable small double bed and features sleek, modern built-in sliding wardrobes that maximize storage without sacrificing style. Natural light filters in through the window, while soft carpet underfoot adds warmth and comfort. A radiator ensures the room stays cozy year-round.

FAMILY BATHROOM

5'6" x 9'5" (1.68m x 2.87m)

The bathroom features a sleek three-piece suite, including a modern paneled bathtub set against walls partially adorned with elegant ceramic tiles. A spacious hand basin sits atop a set of built-in drawers, providing both style and practical storage, while the low-level toilet blends seamlessly into the overall design. Crisp white walls create a bright, airy atmosphere, complemented by a polished chrome radiator and contemporary flooring that adds a sophisticated finishing touch to the space.

EXTERNAL

The property includes its own designated parking space, making it easy to come and go without the hassle of searching for a spot. There's also plenty of communal parking available for your visitors. Entry to the building is through a secure door, which guests can access via an intercom call system, adding an extra layer of safety and convenience. From the front door, it's just a brief stroll or a quick drive to nearby shops, schools, and the A19, so daily errands and commuting are always within easy reach.

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.

Tel: 01642 462153

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.

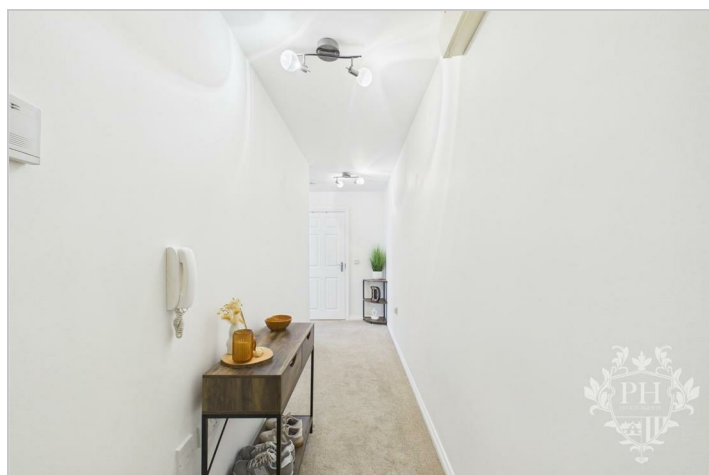
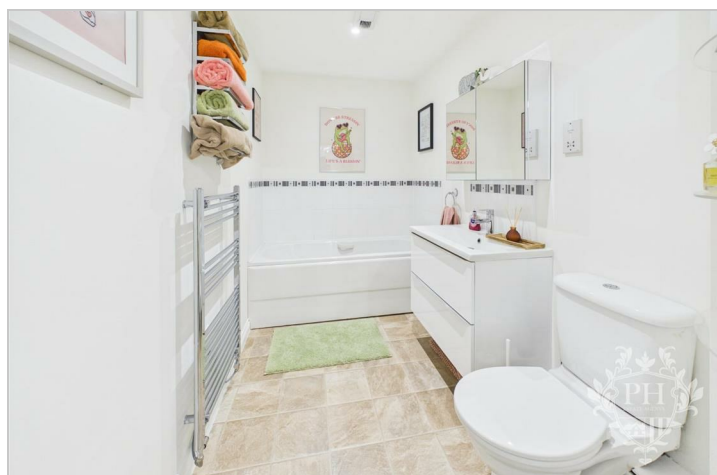
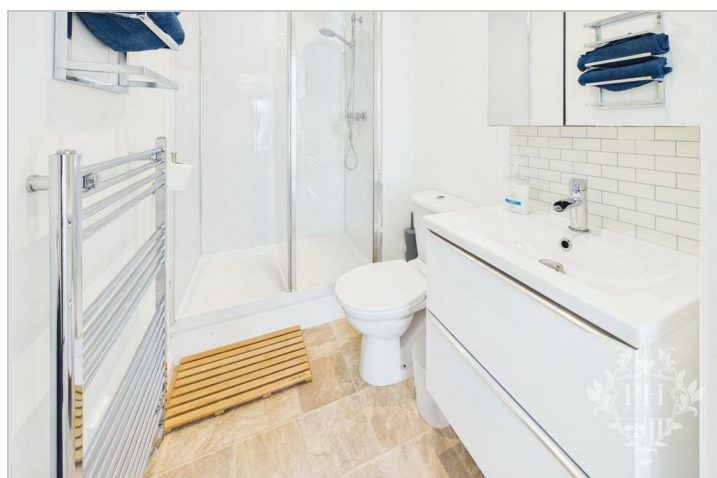
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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



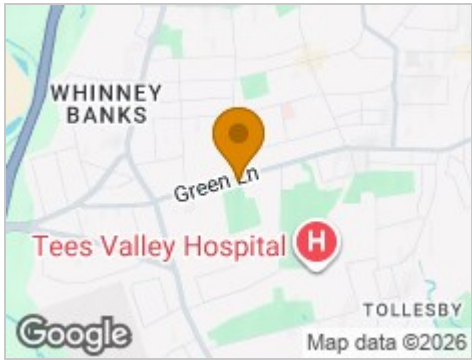
Road Map



Hybrid Map



Terrain Map



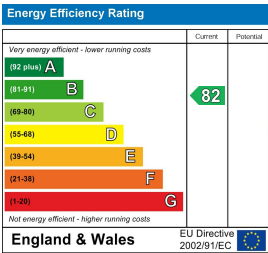
Floor Plan



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.