PH ESTATE AGENTS

15 Norcliffe Street

, Middlesbrough, TS3 6PN

Offers In The Region Of £65,000

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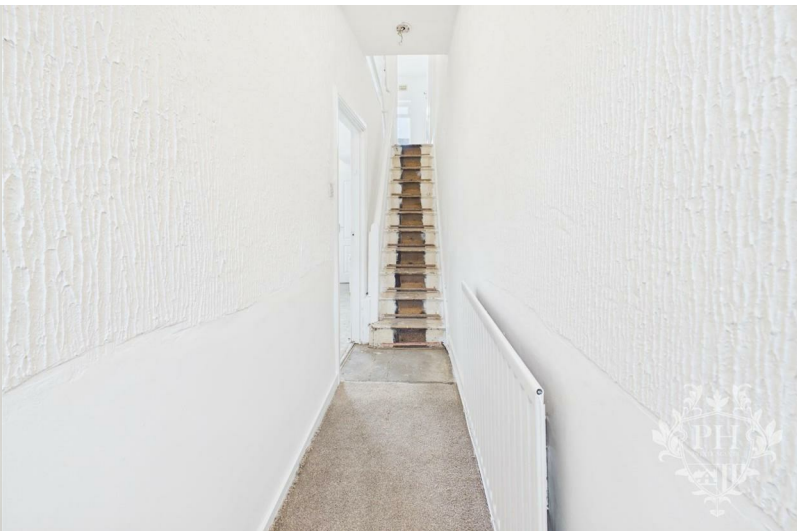

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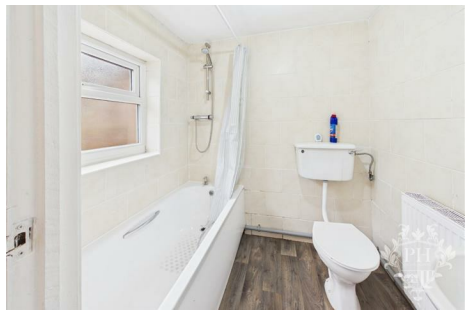


HALLWAY

10'7" x 2'10" (3.23m x 0.86m)

Step in from the street through a white UPVC double glazed door, and you're greeted by a hallway bathed in natural light. The freshly painted white walls catch the sun, making the space feel open and inviting. A radiator lines one wall, ensuring the hallway stays warm and welcoming no matter the season. From here, you have easy access to the spacious reception and dining room, as well as the staircase to the first floor.

RECEPTION/ DINING ROOM

12'3" x 9'3" - 11'2" x 9'5" (3.73m x 2.82m - 3.40m x 2.87m)

At the front of the room, you'll find the reception area—spacious enough to comfortably fit a two-piece suite, with extra storage units tucked neatly along the walls. Natural light pours in through a large window, while a radiator keeps the space cozy year-round. An arched doorway leads you toward the back of the room, where the dining area opens up. Here, there's ample room for a full-sized dining table and even more storage, making it perfect for both everyday meals and entertaining guests. This area also features its own window and radiator, and provides direct access to the kitchen, making the flow between spaces feel natural and inviting.

KITCHEN

9'0" x 6'10" (2.74m x 2.08m)

Tucked away at the back of the house, the kitchen is bright and welcoming, thanks to a large window that lets in plenty of natural light. Cabinets in a pale wood finish line the walls, offering ample storage space both above and below the sleek, dark countertops. There's room for all your essential appliances—think fridge, cooker, and washing machine—without the space ever feeling cramped. A radiator keeps things cozy on colder days, and a door at the far end of the room leads to a small rear hallway, making it easy to step outside or reach other parts of the home.

GROUND FLOOR BATHROOM

5'6" x 6'4" (1.68m x 1.93m)

Tucked away at the back of the house on the ground floor, the bathroom offers a simple three-piece suite: a paneled bathtub fitted with an overhead shower, a hand basin, and a low-level toilet. Soft daylight filters in through a frosted window, providing privacy while gently illuminating the space. A radiator ensures the room stays warm and comfortable, even on chilly mornings.

LANDING

7'6" x 4'10" (2.29m x 1.47m)

The split level landing gains access to the properties three spacious bedrooms.

BEDROOM ONE

10'6" x 11'5" (3.20m x 3.48m)

The first bedroom overlooks the front of the property, offering a bright and inviting space. There's ample room for a double bed as well as larger storage units, so you won't feel cramped. Natural light pours in through the window, and a radiator keeps the room cozy year-round.

BEDROOM TWO

11'6" x 5'11" (3.51m x 1.80m)

The second bedroom sits at the heart of the home, offering ample space for a double bed as well as larger wardrobes or storage units. Natural light pours in through the window, while a radiator ensures the room stays warm and comfortable year-round.

BEDROOM THREE

9'0" x 6'11" (2.74m x 2.11m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat. There's room for a single bed, with just enough space for a few compact storage pieces. A window lets in natural light, while a radiator beneath it keeps the room comfortable all year round.

EXTERNAL

This end-terrace house features convenient on-street parking right outside your door, along with a secure, private rear yard—perfect for relaxing outdoors or keeping your belongings safe. Ideally situated, the property is just a short stroll or quick drive to nearby shops, cafes, and schools, making daily errands remarkably easy. Commuters will appreciate the close proximity to major bus routes and swift access to the A66, ensuring you're well-connected to the wider area.

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

Tel: 01642 462153

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.

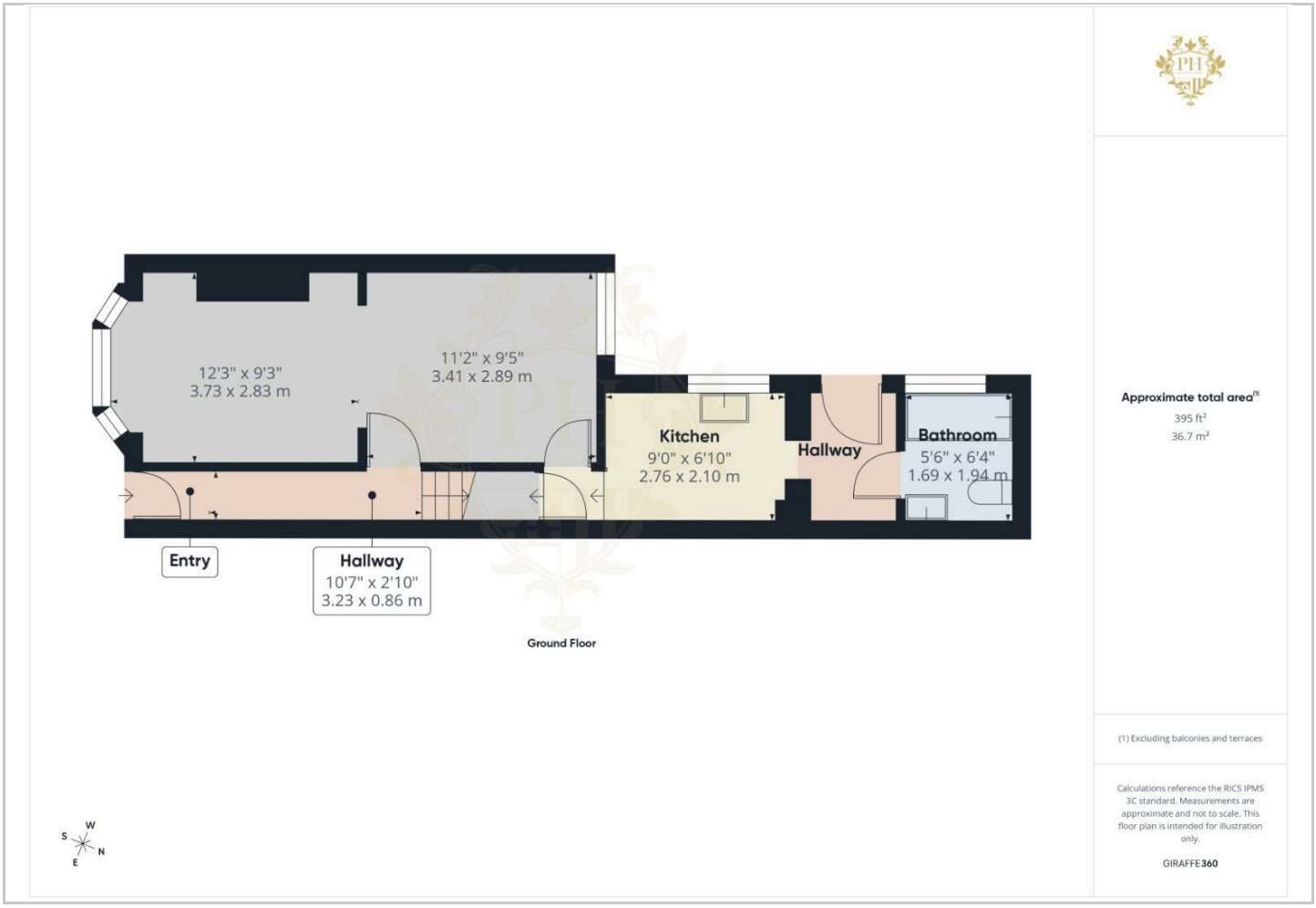
For further details or clarification, please contact our office directly.

Road Map

Hybrid Map

Terrain Map

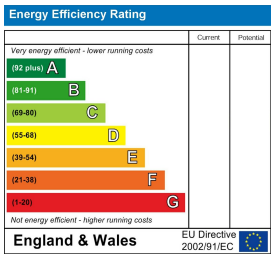
Floor Plan



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.

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