



# 143 Ingram Road

, Middlesbrough, TS3 7DD

£120,000



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## HALLWAY

8'6" x 4'7" (2.59m x 1.40m)

Step through the striking black composite front door, leaving the neat front garden behind and entering a bright, modern hallway. This welcoming space serves as the gateway to the expansive main reception room, the kitchen, and the staircase leading to the first floor. Natural light pours in from a UPVC double-glazed window set along the side, illuminating the hallway and highlighting the sleek, tiled flooring that continues seamlessly into the kitchen. Thoughtful touches include a spacious understair storage cupboard, perfect for tucking away everyday essentials, and a contemporary radiator that keeps the area warm and inviting.

## RECEPTION ROOM

19'10" x 11'4" (6.05m x 3.45m)

The reception room is impressively spacious, offering plenty of room for a full three-piece suite along with extra storage units, so you'll never feel cramped. At the heart of the space is an elegant fire surround with a gas coal fire, perfect for cozy evenings in. Natural light pours in through a large UPVC double-glazed window, while a modern radiator keeps the room comfortable year-round. The contemporary flooring adds a sleek, polished touch. At the rear of the room, UPVC double-glazed French doors open out into the conservatory, inviting even more light and creating a seamless flow between indoor and outdoor living.

## KITCHEN

10'9" x 8'4" (3.28m x 2.54m)

The kitchen features a sleek, modern design with a collection of light grey shaker-style cabinets, drawers, and wall units, each finished with polished chrome handles that catch the light. A stainless steel sink sits beneath a UPVC double-glazed window, allowing soft daylight to fill the room and offering a pleasant view to the side. The light-colored worktops provide ample space for meal prep and blend seamlessly with the contemporary look, while integrated appliances are tucked away for a clean, uncluttered feel. Underfoot, stylish modern floor tiles add both durability and visual interest. The kitchen opens directly into the dining area, making it easy to serve meals and entertain guests.

## DINING ROOM

12'7" x 6'9" (3.84m x 2.06m)

Step through from the sleek, modern kitchen into a spacious dining area perfectly suited for a large family table. The tiled flooring continues seamlessly from the kitchen, creating a sense of flow and unity between the spaces. One wall is accented with striking slatted panels, adding texture and visual interest, while a radiator ensures the room stays cozy year-round. Natural light pours in through a UPVC double-glazed window, and a matching door opens directly onto the rear patio—ideal for effortless indoor-outdoor entertaining.

## CONSERVATORY

7'11" x 8'10" (2.41m x 2.69m)

The conservatory, entered directly from the reception room, offers an inviting nook perfect for smaller pieces of furniture—think a cozy reading chair or a compact bistro set. Sunlight pours in through the UPVC double-glazed windows, while elegant French doors open out to the garden. A low dwarf wall frames the space, and the floor is finished with stylish tiles, adding a polished touch to this bright, welcoming retreat.

## LANDING

2'11" x 7'11" (0.89m x 2.41m)

From the landing, you'll find doors leading to two generously sized bedrooms and a well-appointed family bathroom. Sunlight pours in through a large UPVC double-glazed window, brightening the space and highlighting the soft, plush carpeting underfoot. A sleek, black modern banister lines the stairs, adding a stylish touch. There's also convenient access to the loft, perfect for extra storage or potential expansion.

## BEDROOM ONE

9'9" x 14'2" (2.97m x 4.32m)

The first bedroom is impressively spacious and positioned at the front of the house, offering a welcoming atmosphere filled with natural light. It easily accommodates a double bed along with sizable wardrobes or storage units, without ever feeling cramped. Two large UPVC double-glazed windows frame the room, providing both excellent insulation and views of the street below. The sleek laminate flooring adds a modern touch, while a built-in storage cupboard offers a convenient solution for keeping belongings neatly tucked away. A radiator ensures the room stays warm and comfortable throughout the year.

## BEDROOM TWO

9'8" x 11'3" (2.95m x 3.43m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat, easily spacious enough for a double bed and generous storage options. Natural light streams in through a wide UPVC double-glazed window, while a radiator keeps the room comfortable year-round. There's also a built-in storage cupboard, perfect for keeping things tidy and organized.

## FAMILY BATHROOM

6'2" x 5'4" (1.88m x 1.63m)

The family bathroom features a classic three-piece suite, thoughtfully arranged for comfort and functionality. At its center is a generously sized paneled bathtub, perfect for long, relaxing soaks. Beside it, a step-in shower cubicle with a sleek sliding glass door offers a convenient space for quick, refreshing showers. The modern hand basin sits beneath a frosted UPVC double-glazed window, which diffuses natural light while ensuring privacy. A low-level toilet completes the suite, and the room is finished with elegant tile surrounds and a warm radiator, making the space both inviting and practical.

## LOFT SPACE

10'0" x 11'10" (3.05m x 3.61m)

The loft has been thoughtfully converted into a bright, inviting office space. Natural light pours in through a skylight window, making it an ideal spot for focused work or creative projects. Cleverly designed eaves storage offers plenty of room to tuck away books, supplies, or seasonal items. Access is from the landing via a set of sturdy ladders, adding a touch of character and adventure to the space.

## EXTERNAL

At the front of the property, you'll find a tidy, low-maintenance garden bordered by a classic brick wall, creating a welcoming first impression and offering a sense of privacy. A pathway guides you down to the attached garage, making parking and storage convenient. Step out back and you'll discover a spacious outdoor area that's perfect for relaxing or entertaining. The rear garden features a paved patio ideal for outdoor dining, a raised decked section for lounging, and a lush green lawn—all neatly

Tel: 01642 462153

enclosed by sturdy fencing. The home is conveniently located just a short drive from a range of local shops, amenities, and well-regarded schools, making daily errands and school runs a breeze.

## 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.



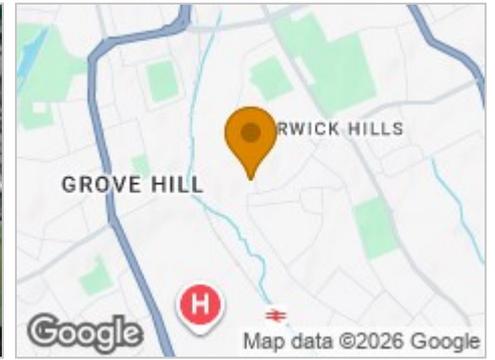
## Road Map



## 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.