PH ESTATE AGENTS



97 Crossfell Road

, Middlesbrough, TS3 7PZ

Offers In The Region Of £110,000 3 2 2 C





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ENTRANCE

3'9" x 5'2" (1.14m x 1.57m)

The property is approached via the enclosed front garden and accessed through a modern UPVC double-glazed entrance door, which opens into a welcoming and well-presented entrance hallway. The hallway provides access to the main reception room, while a staircase leads to the first floor.

The entrance area is finished with modern flooring, creating a practical first impression. A UPVC double-glazed window to the side aspect allows plenty of natural light to flood the hallway, creating a bright and inviting space. The layout also provides a convenient and welcoming transition between the entrance and the principal living areas of the property.

RECEPTION ROOM

11'6" x 12'4" (3.51m x 3.76m)

Positioned to the front aspect of the property, the reception room offers a comfortable and versatile living space, providing ample room for a two-piece suite together with additional furniture and storage. The room benefits from a UPVC double-glazed window, allowing plenty of natural light to flow into the space, alongside a radiator for warmth.

Further features include useful built-in shelving within the alcove and an electric fire, creating an attractive focal point to the room. The reception room also provides direct access through to the dining room, making it an ideal space for both everyday living and entertaining.

DINING ROOM

10'6" x 7'0" (3.20m x 2.13m)

Located to the rear aspect of the property, the dining room provides a bright and practical space, comfortably accommodating a dining table and chairs. The room benefits from a UPVC double-glazed window, allowing natural light into the space, together with a radiator and fitted carpet for added comfort.

The dining room offers convenient access to both the reception room and kitchen, creating a practical flow between the principal living and entertaining areas of the home.

KITCHEN

8'5" x 7'3" (2.57m x 2.21m)

The kitchen is fitted with an attractive range of white wall, base and drawer units, complemented by contemporary chrome handles and contrasting dark work surfaces. The fitted appliances include a built-in electric oven with hob above, while additional space is provided for freestanding appliances.

A UPVC double-glazed window to the side aspect allows natural light to brighten the room. The kitchen also provides access to the ground floor shower room and rear hallway, offering excellent practicality and convenient access to the additional ground floor facilities.

GROUND FLOOR SHOWER ROOM

7'3" x 2'5" (2.21m x 0.74m)

Conveniently accessed from the kitchen, the ground floor shower room provides a practical and well-appointed additional facility. The room comprises a step-in shower cubicle, hand basin and low-level WC, offering useful amenities for both residents and guests.

REAR ENTRANCE

4'11" x 4'3" (1.50m x 1.30m)

The rear entrance provides convenient access to the ground floor bedroom and leads directly out to the rear garden. This practical access point offers excellent functionality, particularly for those looking for easy access between the living accommodation and outdoor space.

GROUND FLOOR BEDROOM

7'2" x 8'6" (2.18m x 2.59m)

The ground floor bedroom provides a versatile and generously proportioned space, offering flexibility to suit a variety of needs. The room comfortably accommodates a double bed along with additional bedroom furniture and storage, while also offering the potential to be utilised as a home office, study, hobby room or additional reception space.

The room benefits from two UPVC double-glazed windows, allowing plenty of natural light into the space, together with a radiator for added comfort. This versatile room is ideally suited to those seeking flexible living accommodation to adapt to their individual requirements.

LANDING

8'0" x 2'9" (2.44m x 0.84m)

The first-floor landing provides access to the property's two further bedrooms and family bathroom. The space benefits from a UPVC double-glazed window to the side aspect, allowing natural light into the area, together with a useful built-in storage cupboard providing additional household storage.

BEDROOM TWO

14'10" x 10'2" (4.52m x 3.10m)

Positioned to the front aspect of the property, Bedroom Two is a well-proportioned double bedroom offering ample space for a double bed and a range of larger bedroom furniture and storage units.

The room benefits from two UPVC double-glazed windows, providing an excellent level of natural light, together with a radiator for comfort. A useful built-in storage cupboard further enhances the practicality of this spacious bedroom.

BEDROOM THREE

11'1" x 9'5" (3.38m x 2.87m)

Situated to the rear aspect of the property, Bedroom Three is a well-proportioned room offering ample space for a double bed together with larger bedroom furniture and storage units.

The room benefits from a UPVC double-glazed window, allowing natural light to enter, along with a radiator for added comfort. A useful built-in storage cupboard provides additional practical storage space.

FAMILY BATHROOM

5'6" x 6'5" (1.68m x 1.96m)

The family bathroom is fitted with a practical three-piece suite comprising a panelled bath with shower attachment, hand basin and low-level WC. The room benefits from a frosted UPVC double-glazed window, providing natural light while maintaining privacy, together with a radiator for added comfort.

Partially tiled walls provide a clean and practical finish, creating a well-presented bathroom suitable for modern family living.

EXTERNAL

The property benefits from a well-maintained, fully enclosed front garden, providing a welcoming approach to the home. A private driveway offers off-road parking for one vehicle, with additional on-street parking available nearby.

To the rear, the property boasts a spacious two-tiered garden, enclosed by fencing to provide a good degree of privacy and security. The different levels offer a versatile outdoor space with potential for a variety of uses, including seating, entertaining and family activities.

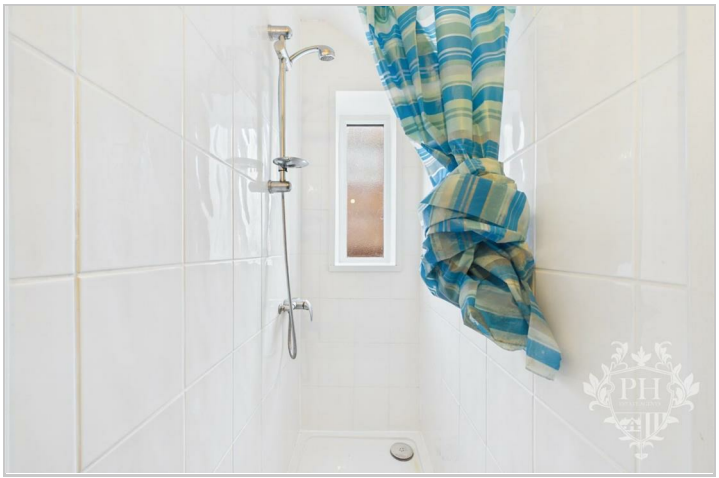
The property is ideally situated within a short distance of James Cook Hospital, making it particularly convenient for hospital staff and visitors. A range of local amenities, shops and everyday facilities are also easily accessible, while nearby schools make the location appealing to families. In addition, a large playing field is situated immediately to the right-hand side of the property, providing an open green space close to home and an ideal area for recreation and outdoor activities.

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.

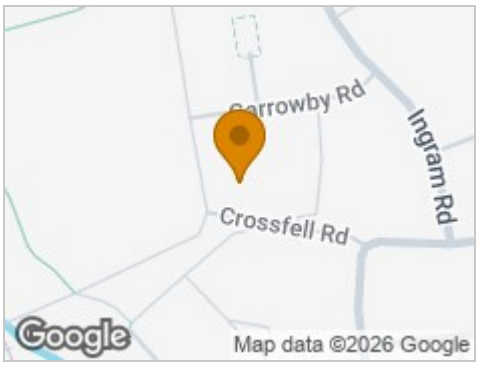








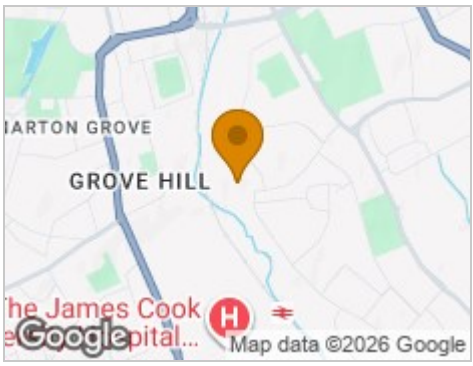
Road Map



Hybrid Map



Terrain Map



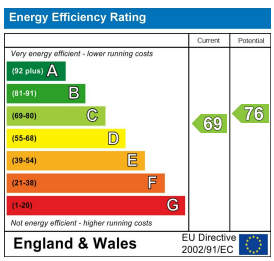
Floor Plan



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



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