



PH ESTATE AGENTS



8 Wordsworth Road , Middlesbrough, TS6 9AY

Offers In The Region Of £108,000



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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.

HALLWAY

2'11" x 8'11" (0.89m x 2.72m)

Step into a welcoming hallway through a white UPVC door, where natural light streams in from a side window, creating an airy and inviting atmosphere. This bright entrance space serves as the heart of the ground floor, offering seamless access to both the reception room and kitchen, with stairs leading to the upper level. The thoughtfully designed hallway features modern touches including a radiator for year-round comfort, while a practical understair storage cupboard provides a clever solution for stowing away everyday items. The UPVC double-glazed window not only bathes the space in sunlight but also ensures excellent insulation, maintaining a comfortable temperature throughout the seasons.

RECEPTION ROOM

11'9" x 18'2" (3.58m x 5.54m)

Flooded with natural light from both ends, this generous reception room creates an inviting space perfect for entertaining. At the front, an elegant bay window with UPVC double glazing frames views of the street, while sleek sliding patio doors at the rear open seamlessly into a bright conservatory. A feature fireplace serves as the room's focal point, its carefully crafted surround adding character and warmth to the space. Two thoughtfully positioned alcoves flank the fireplace, creating natural nooks for bookcases or display cabinets, while the room's proportions easily accommodate a full three-piece suite with room to spare. A radiator ensures year-round comfort in this versatile living space, where traditional charm meets modern functionality.

KITCHEN

7'7" x 8'9" (2.31m x 2.67m)

Bathed in natural light from dual UPVC double-glazed windows—one facing the side and another overlooking the back garden—this well-appointed kitchen features an abundance of storage solutions. Light-colored cabinetry lines both the walls and base, complemented by spacious drawers and topped with pristine, pale worktops that brighten the space. The thoughtful layout carves out dedicated areas for your favorite appliances, letting you customize the space to your needs. A radiator ensures year-round comfort,

while the strategic window placement creates a pleasant cross-breeze when opened.

CONSERVATORY

8'9" x 8'9" (2.67m x 2.67m)

Bathed in natural light, the elegant conservatory flows seamlessly from the reception room through a sliding patio doors. Floor-to-ceiling UPVC double glazed windows stretch across three sides, resting atop a sturdy dwarf wall that adds character to the space. A pair of classic French doors swing open to welcome the garden's charm inside, creating a perfect indoor-outdoor living experience. This intimate space strikes an ideal balance - cozy enough for a bistro-style dining set where you can enjoy morning coffee, yet spacious enough to accommodate a plush loveseat where you can unwind while watching the seasons change in your garden.

LANDING

6'11" x 3'5" (2.11m x 1.04m)

The landing gains access to the two spacious bedrooms, modern bathroom and loft.

BEDROOM ONE

13'1" x 8'8" (3.99m x 2.64m)

Bathed in natural light from two generous UPVC double-glazed windows, the primary bedroom occupies a commanding position at the front of the property. This well-proportioned room offers ample space for a double bed and still leaves plenty of room for creative storage options - whether you're dreaming of built-in wardrobes, a stylish dresser, or both. The strategically placed radiator ensures year-round comfort, while the room's front-facing orientation treats you to pleasant street views and morning sunshine. The neutral walls serve as a blank canvas, ready for your personal touch.

BEDROOM TWO

10'11" x 9'3" (3.33m x 2.82m)

Tucked away at the back of the property, the peaceful second bedroom offers a serene retreat from the bustle of daily life. Natural light streams

through the modern UPVC double-glazed window, creating a bright and airy atmosphere throughout the day. The well-positioned radiator ensures cozy comfort during colder months. While modest in size, this versatile room easily accommodates a double bed with space to spare for essential storage pieces like a compact dresser or bedside tables. Its rear position provides pleasant views and enhanced privacy, making it an ideal spot for a restful night's sleep or a quiet home office setup.

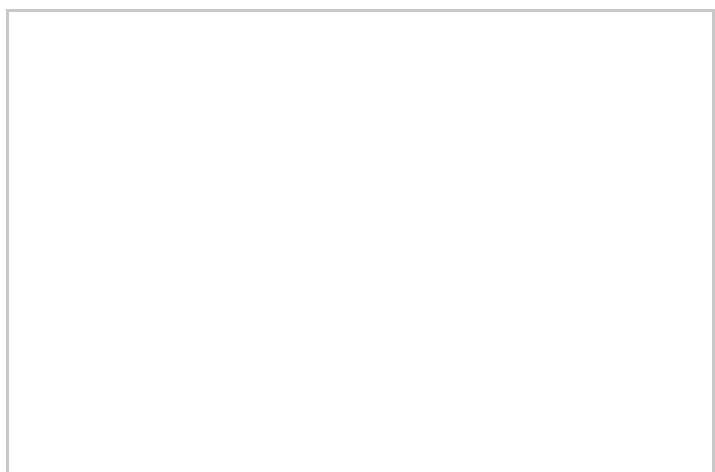
BATHROOM

7'0" x 5'6" (2.13m x 1.68m)

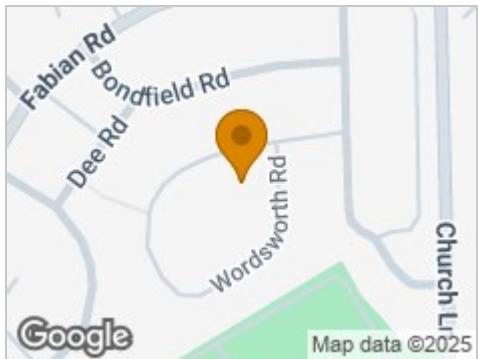
Step into a well-appointed bathroom featuring a sleek three-piece suite. The centerpiece is a contemporary walk-in shower, equipped with a precise thermostatic control system that ensures the perfect water temperature every time. A pristine hand basin offers ample space for your morning routine, while the low-profile toilet adds to the room's clean lines. Natural light filters softly through a frosted UPVC double-glazed window, creating a bright yet private space. The partially tiled walls blend functionality with style, their smooth surfaces adding a touch of sophistication while protecting against moisture. The thoughtful combination of modern fixtures and practical design elements makes this bathroom both beautiful and functional.

EXTERNAL

Convenient on-street parking stretches along a lush grass verge in front of the home, while the thoughtfully designed front garden combines practicality with curb appeal. Sleek paving stones create an effortless entrance, enclosed by a wrought iron fence and matching gate. The expansive rear garden is a peaceful retreat, featuring a carefully laid gravel expanse that crunches pleasantly underfoot. A raised wooden deck provides the perfect spot for outdoor dining, complemented by an adjacent patio ideal for morning coffee or evening drinks. A charming ornamental pond adds a touch of tranquility, its surface occasionally rippling with the movement of water. The property's prime location puts you just minutes from well-regarded schools and essential amenities, making daily life both convenient and enjoyable.



Road Map



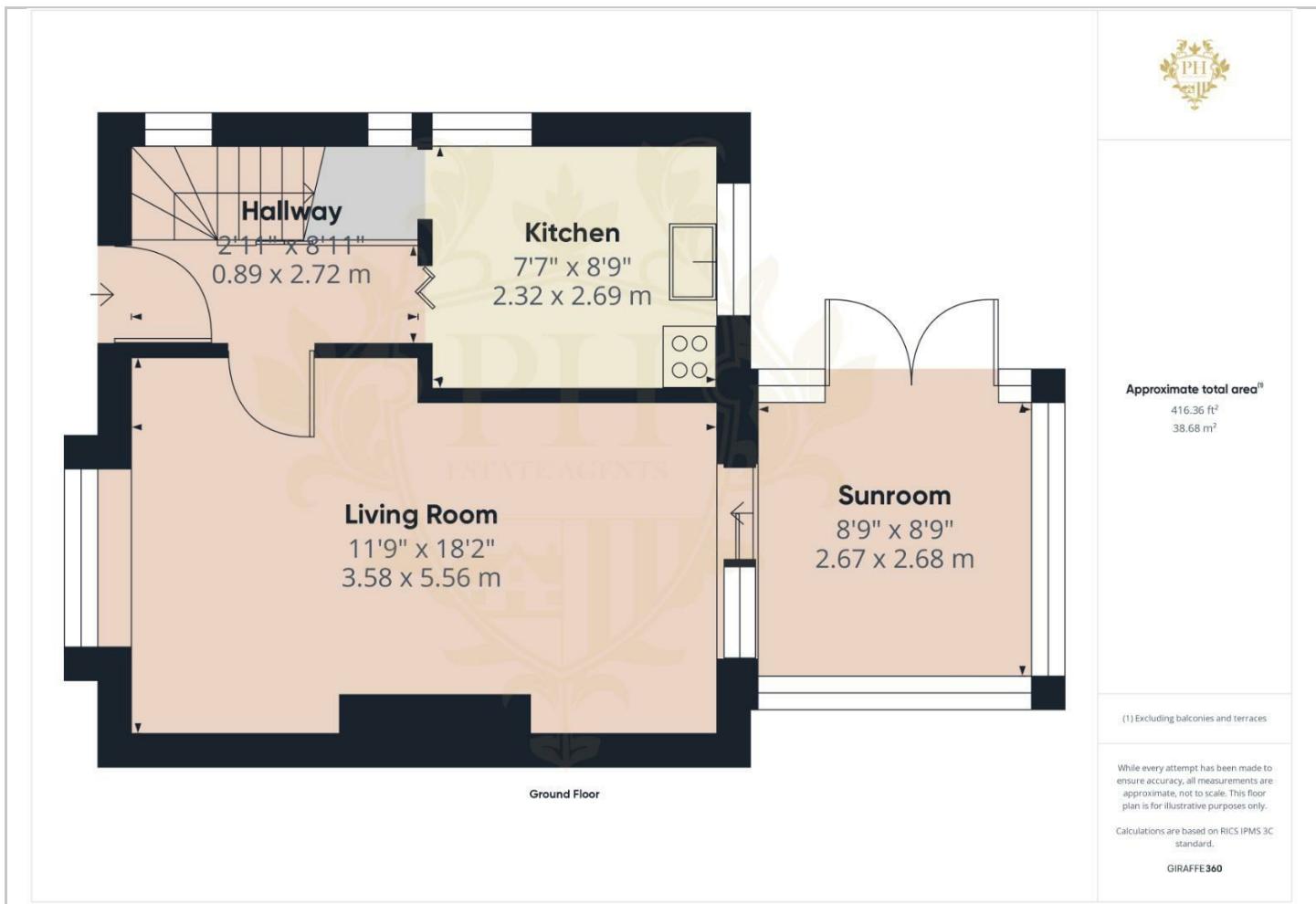
Hybrid Map



Terrain Map



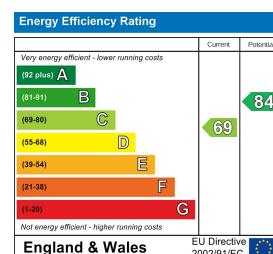
Floor Plan



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.