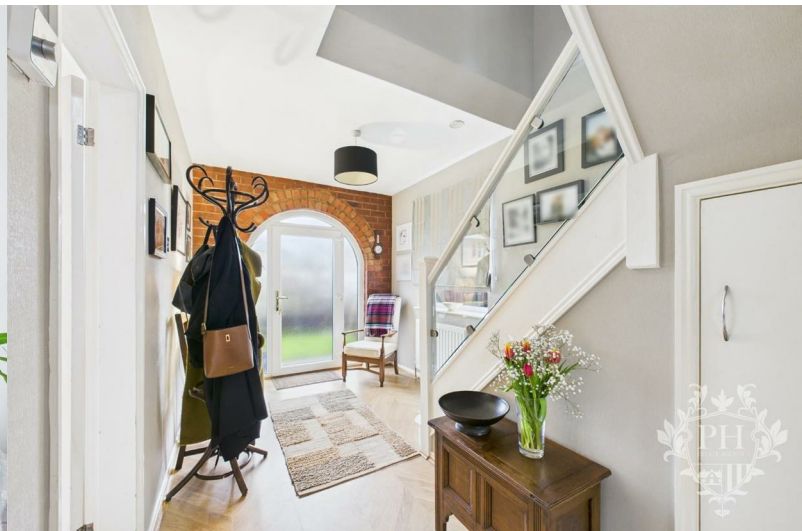
PH ESTATE AGENTS

17 Low Lane

, Middlesbrough, TS5 8DY

Offers In The Region Of £269,500 3 1 2 D



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HALLWAY

8'0" x 14'4" (2.44m x 4.37m)

Entered via the front garden through a UPVC double-glazed door, the property opens into a bright and generously proportioned hallway providing access to the reception room, kitchen, and first floor. The hallway is enhanced by modern flooring, a fitted radiator, and a UPVC double-glazed window to the side aspect, allowing natural light to flood the space and creating a welcoming first impression.

RECEPTION ROOM

10'8" x 13'6" (3.25m x 4.11m)

The reception room is positioned to the front aspect of the property and offers ample space to comfortably accommodate a two-piece suite along with additional living room furniture. The room is enhanced by a UPVC double-glazed bay window, a fitted radiator, and attractive wood flooring, with a feature fire surround providing a charming focal point.

KITCHEN/ DINING ROOM

9'10" x 9'0" - 20'2" x 11'4" (3.00m x 2.74m - 6.15m x 3.45m)

The kitchen features an extensive range of cream wall, base, and drawer units, complemented by contrasting dark worktops, and offers generous space for free-standing appliances. The room benefits from a UPVC double-glazed door providing access to the rear garden, along with a UPVC double-glazed window to the side aspect, allowing plenty of natural light.

Open to the kitchen is the dining area, which provides ample space for a large dining table as well as additional storage units. This inviting space is further enhanced by French doors that open directly onto the rear patio, creating an ideal setting for both everyday living and entertaining.

LANDING

2'11" x 6'5" (0.89m x 1.96m)

The landing provides access to three well-proportioned bedrooms, the family bathroom and a useful loft space. The loft is partially boarded, making it ideal for storage and offering potential for conversion, subject to the necessary planning permissions and building regulations. Easy access is provided via a pull-down ladder, while a UPVC double-glazed window to the side aspect allows natural light into the space.

BEDROOM ONE

11'5" x 14'0" (3.48m x 4.27m)

The first bedroom is positioned to the front aspect of the property and comfortably accommodates a double bed, with additional space for limited larger storage units, further complemented by built-in cupboards. The room also benefits from a UPVC double-glazed bay window, allowing an abundance of natural light, along with a fitted radiator.

BEDROOM TWO

11'5" x 11'9" (3.48m x 3.58m)

The second bedroom is positioned to the rear aspect of the property and offers ample space to comfortably accommodate a double bed along with larger storage units. The room is finished with fitted carpet and benefits from a radiator and a UPVC double-glazed window, providing both comfort and natural light.

BEDROOM THREE

8'8" x 7'3" (2.64m x 2.21m)

The third bedroom is positioned to the front aspect of the property and comfortably accommodates a single bed along with limited storage furniture. The room is finished with fitted carpet and benefits from a radiator and a UPVC double-glazed window, allowing in ample natural light.

FAMILY BATHROOM

8'6" x 7'6" (2.59m x 2.29m)

The family bathroom features a contemporary four-piece suite comprising a striking free-standing bath with elegant chrome legs, a separate shower cubicle fitted with a thermostatic shower, a hand basin, and a low-level WC. The space is further enhanced by modern wall and floor tiling, a fitted radiator, and a frosted UPVC double-glazed window that provides natural light while maintaining privacy.

EXTERNAL

The property benefits from a driveway leading to a double garage, along with a small front garden enclosed by an attractive dwarf wall. To the rear, there is a well-presented garden featuring a patio area and a fully fenced surround, providing a private outdoor space ideal for relaxation and entertaining.

Conveniently located, the property is within easy walking or driving distance of local amenities and offers excellent commuter access, with the A19 and A174 situated close by.

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.

Tel: 01642 462153

• 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.

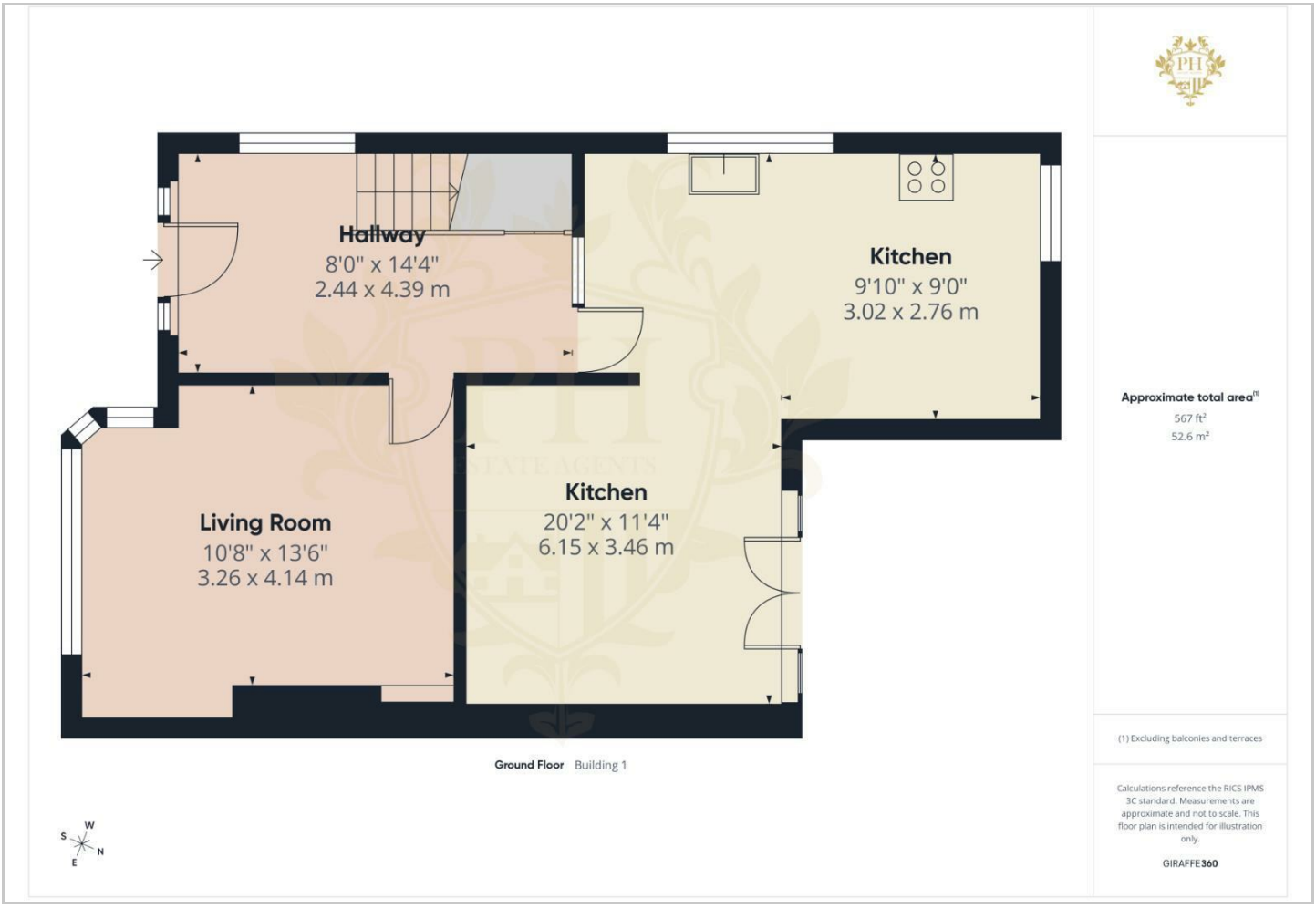
For further details or clarification, please contact our office directly.

Road Map

Hybrid Map

Terrain Map

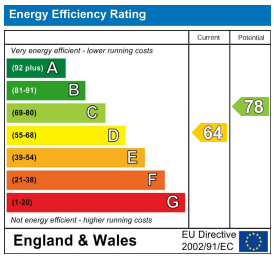
Floor Plan



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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