



PH ESTATE AGENTS



131 Overdale Road , Middlesbrough, TS3 7NG

£115,000



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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.

ENTRANCE

4'11" x 3'2" (1.50m x 0.97m)

Step through the white UPVC double glazed front door and you'll find yourself in a generously sized hallway. Sunlight from the garden spills in, highlighting the clean lines and practical layout. Two compact storage cupboards are tucked neatly to one side—perfect for coats, shoes, or daily essentials. From here, you have direct access to the welcoming reception room as well as the staircase leading to the first floor.

RECEPTION ROOM

12'1" x 18'11" (3.68m x 5.77m)

The reception room is spacious, offering plenty of room for a comfortable three-piece suite. At the front, a large UPVC double glazed window lets in natural light and frames the view outside, while at the back, elegant French doors open out to the garden, creating a seamless connection between indoor and outdoor spaces. A fireplace, complete with a traditional coal fire, adds warmth and character to the room. The kitchen is conveniently accessible directly from this inviting living space.

KITCHEN

11'5" x 9'0" (3.48m x 2.74m)

The kitchen features a range of light wood wall-mounted cabinets, base cupboards, and spacious drawers that offer plenty of storage for cookware and utensils. A sleek built-in oven is paired with a modern gas hob set into the countertop, making meal preparation both convenient and stylish. There's ample room for free-standing appliances such as a fridge and dishwasher, while a large UPVC double-glazed window lets in generous natural light and provides a pleasant view outside. A matching double-glazed door opens directly to the outdoors, and a cozy breakfast bar creates the perfect spot for casual dining or morning coffee. From here, you also have easy access to the adjoining utility room, making household chores a breeze.

UTILITY ROOM

6'9" x 8'8" (2.06m x 2.64m)

The utility room offers a spacious area ideally suited for free-standing appliances like a fridge freezer and dryer. It features two built-in cupboards

Tel: 01642 462153

that provide convenient storage for household essentials. A small UPVC double glazed window lets in natural light, creating a bright and functional atmosphere for daily chores.

LANDING

9'0" x 2'9" (2.74m x 0.84m)

The landing gains access to the three spacious bedrooms, modern bathroom, loft and storage cupboard.

BEDROOM ONE

8'4" x 11'6" (2.54m x 3.51m)

The main bedroom faces the front of the property, offering a bright and welcoming atmosphere thanks to two large UPVC double glazed windows that let in plenty of natural light. There's ample space to comfortably fit a double bed along with generous storage options, such as wardrobes or dressers, without the room feeling cramped. The space is finished with a plush carpet underfoot and kept cozy year-round by a radiator.

BEDROOM TWO

12'1" x 11'6" (3.68m x 3.51m)

The second bedroom sits at the front of the home, bathed in natural light from a wide UPVC double glazed window that frames the view outside. A soft, plush carpet stretches wall to wall, complementing the gentle warmth provided by a modern radiator. The space easily accommodates a double bed along with generously sized storage units, leaving plenty of room to move around. One wall stands out with a striking feature wallpaper, adding a touch of personality and style to the room.

BEDROOM THREE

9'11" x 6'11" (3.02m x 2.11m)

Tucked away at the back of the house, the third bedroom offers a cozy retreat that easily accommodates a single bed along with a few larger storage pieces—think a wardrobe or dresser, though space is snug. Natural light pours in through a UPVC double-glazed window, creating a bright and inviting atmosphere, while a fitted radiator keeps things warm on chilly days. Plush carpeting underfoot adds a touch of comfort, making this a practical and pleasant space for rest or study.

FAMILY BATHROOM

8'3" x 6'11" (2.51m x 2.11m)

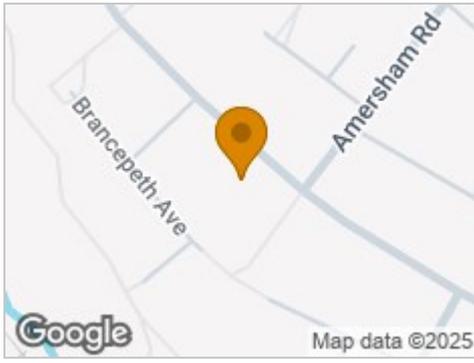
The family bathroom features a sleek, contemporary three-piece suite. At the heart of the room is an L-shaped bath, complemented by a powerful thermostat-controlled shower and a fixed glass screen that keeps water neatly contained. The hand basin sits atop a clever storage unit, perfect for stashing toiletries and keeping the space tidy, while the low-level w.c. blends unobtrusively into the modern design. Walls are finished with elegant, easy-to-clean tiles that add both style and practicality. A chrome towel warmer stands ready for fresh, cozy towels, and natural light filters softly through the frosted UPVC double-glazed window, ensuring both privacy and a bright, airy feel.

EXTERNAL

This property features expansive front and rear gardens, both enclosed by secure fencing, providing plenty of space for outdoor activities or relaxation. On-street parking is readily available, and the home is conveniently located just a short walk from local shops, amenities, and regular bus routes, making everyday living easy and accessible.



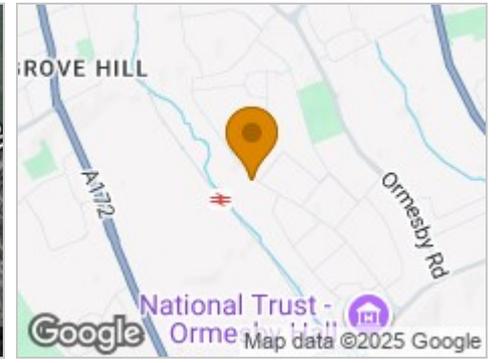
Road Map



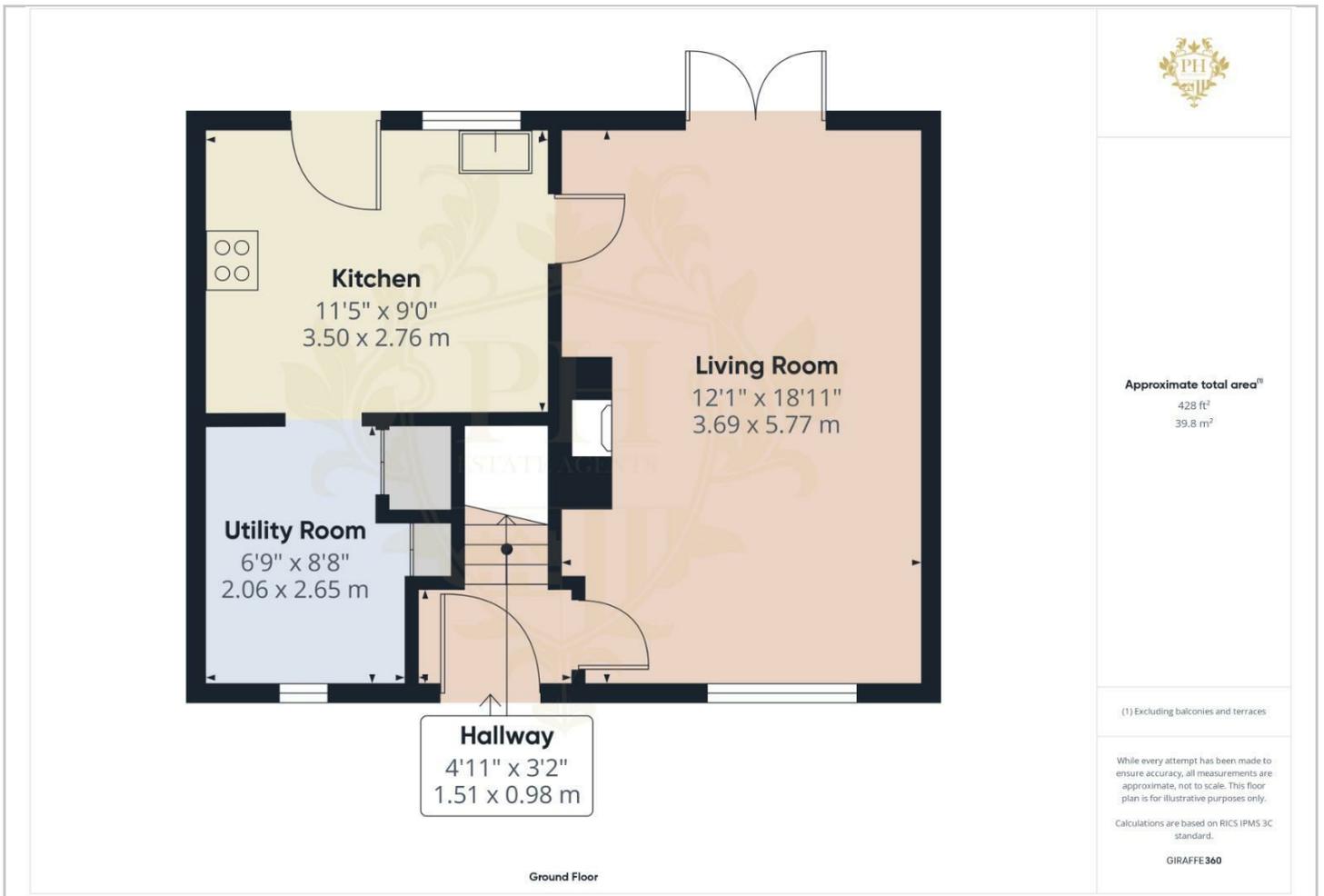
Hybrid Map



Terrain Map



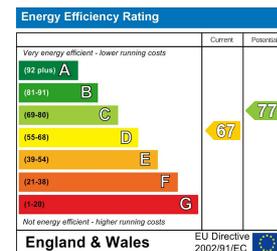
Floor Plan



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.