



# 19 Alloway Grove

, Hemlington, TS8 9HT

£145,000

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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

4'5" x 6'1" (1.35m x 1.85m)

Step through the white UPVC double-glazed door into a sun-drenched entrance passage, where natural light streams through the glass panels and dances across the walls. This welcoming hallway serves as the heart of the home's circulation, offering direct access to both the inviting reception room and the staircase that winds its way to the first floor.

## RECEPTION AREA

12'6" x 12'11" (3.81m x 3.94m)

Sunlight streams through the bay window, its UPVC double glazing ensuring year-round comfort while framing views of the front garden. A classic fire surround houses a cozy electric coal fire, creating an inviting focal point that flickers with warmth. The well-proportioned space easily accommodates a plush two-piece suite with room to spare for side tables, a coffee table, and decorative accents. A sleek radiator provides additional warmth during cooler months, while the natural flow of the room guides you seamlessly into the adjoining dining area, making it perfect for both relaxation and entertaining.

## DINING AREA

7'9" x 8'6" - 7'5" x 9'2" (2.36m x 2.59m - 2.26m x 2.79m)

The dining area, situated at the property's rear, offers ample space for a substantial dining table, perfect for family gatherings or dinner parties. Natural light floods the room through a UPVC double-glazed window, creating a warm and inviting atmosphere. Convenient access to both the kitchen and reception area makes this space ideal for both casual meals and formal entertaining.

## KITCHEN

7'7" x 20'3" (2.31m x 6.17m)

Warm and inviting, the kitchen showcases a thoughtfully designed collection of cabinetry featuring wood-grain finishes throughout. The harmonious arrangement of wall-mounted cabinets, base units, and soft-closing drawers provides abundant storage, while crisp, pale countertops create a striking visual contrast against the wooden elements. A modern

Tel: 01642 462153

electric oven serves as the heart of the cooking space, topped with a practical gas hob for precise temperature control. Natural light streams in through the large UPVC double-glazed window at the rear, while a matching UPVC door offers convenient side access to the property and adds to the room's bright, airy atmosphere.

### LANDING

6'5" x 8'8" (1.96m x 2.64m)

The landing benefits from a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms, family bathroom and loft.

### BEDROOM ONE

9'2" x 11'11" (2.79m x 3.63m )

Bathed in natural light from a large UPVC double-glazed window, the primary bedroom occupies a prime position at the front of the property. Clever built-in storage units blend seamlessly with the room's architecture, while the generous floor plan easily accommodates a full double bed, bedside tables, and a dresser with space to spare. The room's proportions create an airy, peaceful retreat perfect for unwinding at day's end.

### BEDROOM TWO

9'1" x 8'10" (2.77m x 2.69m)

Tucked away at the back of the property, the peaceful second bedroom features a large UPVC double-glazed window that floods the space with natural light. This generously-sized room easily accommodates a double bed while leaving ample space for substantial storage solutions - whether you prefer a classic armoire, built-in wardrobes, or a chest of drawers. The rear-facing position offers added privacy and quieter nights, making it perfect for a restful night's sleep.

### BEDROOM THREE

6'6" x 8'9" (1.98m x 2.67m)

Positioned at the front of the property, the cozy third bedroom offers a welcoming space perfect for a single occupant. The room is bathed in natural light streaming through its UPVC double-glazed window, which also

provides pleasant views of the front approach. A thoughtfully designed built-in storage cupboard maximizes the available space, while the room's layout comfortably accommodates a single bed and an assortment of compact storage solutions - ideal for a child's bedroom, home office, or guest room. The practical dimensions ensure there's still plenty of room to move around freely, even with furniture in place.

### FAMILY BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

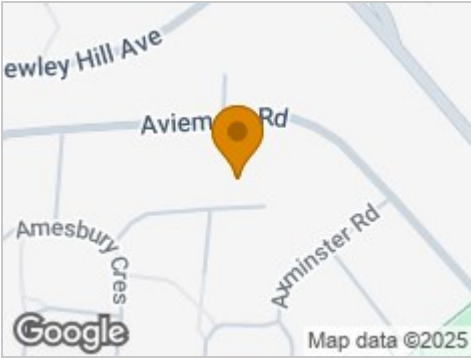
Step into a well-appointed family bathroom featuring a pristine three-piece suite. The centerpiece is a paneled bathtub equipped with an electric shower and a crystal-clear foldable glass screen that keeps water contained while maintaining an open feel. A hand basin provides ample space for daily routines, 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 atmosphere. The practical dark lino flooring not only complements the overall design but also offers durability and easy maintenance, perfect for busy family life.

### EXTERNAL

A well-manicured lawn stretches across the front of the property, creating an inviting first impression. A private driveway runs along the side of the house, guiding you to a spacious garage perfect for secure parking and storage. The real gem lies in the back - a thoughtfully designed two-tier garden that combines practicality with beauty. The lower level features a sunny patio ideal for outdoor dining and entertaining, while the lower upper showcases a lush grass area where children can play or gardeners can let their creativity bloom. Just minutes by car from The Parkway shopping centre and surrounded by reputable schools, this home perfectly balances peaceful living with everyday convenience.



Road Map



Hybrid Map



Terrain Map



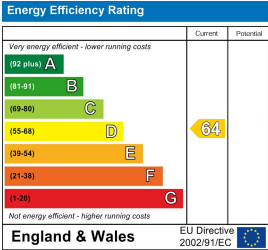
Floor Plan



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.