



11 Huntersgate

, Middlesbrough, TS6 8HS

£140,000



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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.

RECEPTION ROOM

14'7" x 16'6" (4.45m x 5.03m)

Stepping through a white UPVC double-glazed door at the front of the property, you're welcomed into a spacious reception room. The room boasts a charming feature fireplace, drawing attention with its elegant design. Natural light floods the space through the UPVC double-glazed windows, enhancing the warmth provided by the double radiator.

KITCHEN DINER

14'8" x 9'3" (4.47m x 2.82m)

Bathed in natural light, this welcoming kitchen diner features an elegant contrast of crisp, light-colored cabinetry and rich, dark countertops. The thoughtfully designed space includes an array of storage solutions, with sleek wall-mounted cabinets, sturdy base units, and smooth-gliding drawers. A modern built-in oven and gas hob form the heart of the cooking area, while a large double-glazed window floods the room with sunshine. The well-positioned radiator ensures year-round comfort, and there's ample space for a family dining table, making this the perfect spot for both everyday meals and casual entertaining.

LANDING

5'11" x 9'7" (1.80m x 2.92m)

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

BEDROOM ONE

8'4" x 11'3" (2.54m x 3.43m)

Bathed in natural light from a large UPVC double-glazed window, this welcoming front-facing bedroom offers generous proportions perfect for modern living. The room easily accommodates a double bed while maintaining plenty of circulation space. A standout feature is the built-in wardrobe system with smooth-gliding doors, providing abundant storage without compromising floor space. Recessed spotlights cast a warm, even glow throughout, while a modern radiator ensures year-round comfort. The thoughtful layout and clean lines create an ideal sanctuary for rest and relaxation.

Tel: 01642 462153

BEDROOM TWO

8'4" x 10'9" (2.54m x 3.28m)

Peacefully positioned at the back of the home, the second bedroom offers a serene retreat. The generously proportioned space easily accommodates a double bed while leaving room for bedside tables and storage furniture. Natural light streams through the UPVC double-glazed window, creating a bright and airy atmosphere. Modern recessed spotlights illuminate the room in the evening, while a well-placed radiator ensures year-round comfort. The room's rear-facing position provides welcome privacy and shields against street noise, making it perfect for restful nights.

BEDROOM THREE

5'11" x 8'6" (1.80m x 2.59m)

Though it's the smallest of the three, the third bedroom offers a cozy retreat. The space comfortably fits a single bed and includes room for compact storage solutions. Its charm is accentuated by a UPVC double-glazed window that invites natural light to stream in, and a single radiator ensures warmth and comfort.

FAMILY BATHROOM

5'8" x 5'4" (1.73m x 1.63m)

Step into a well-appointed family bathroom featuring a three-piece suite. The centerpiece is a panelled bathtub equipped with a precision-controlled thermostatic shower system for the perfect water temperature every time. A pristine hand basin provides ample space for your morning routine, while the discrete low-level toilet completes the essential fixtures. Clean lines of partial wall tiling add a touch of sophistication, and a frosted UPVC double-glazed window floods the space with natural light while maintaining privacy. The thoughtfully placed radiator keeps the room cozy during those chilly morning showers, creating a comfortable retreat for the whole family.

EXTERNAL

Nestled on Huntergate in TS6, this charming property offers the perfect blend of convenience and outdoor space. Pull into your private driveway or tuck your car away in the attached garage. The welcoming front garden adds

curb appeal, while the thoughtfully designed rear garden is a true highlight – featuring two distinct levels that create separate spaces for relaxation and entertainment. The upper tier boasts a lush grass lawn perfect for summer lounging, while the lower patio provides an ideal spot for outdoor dining or container gardening. Parents will appreciate the proximity to well-regarded schools, and everyday errands are a breeze with shops and amenities just minutes away.



Road Map



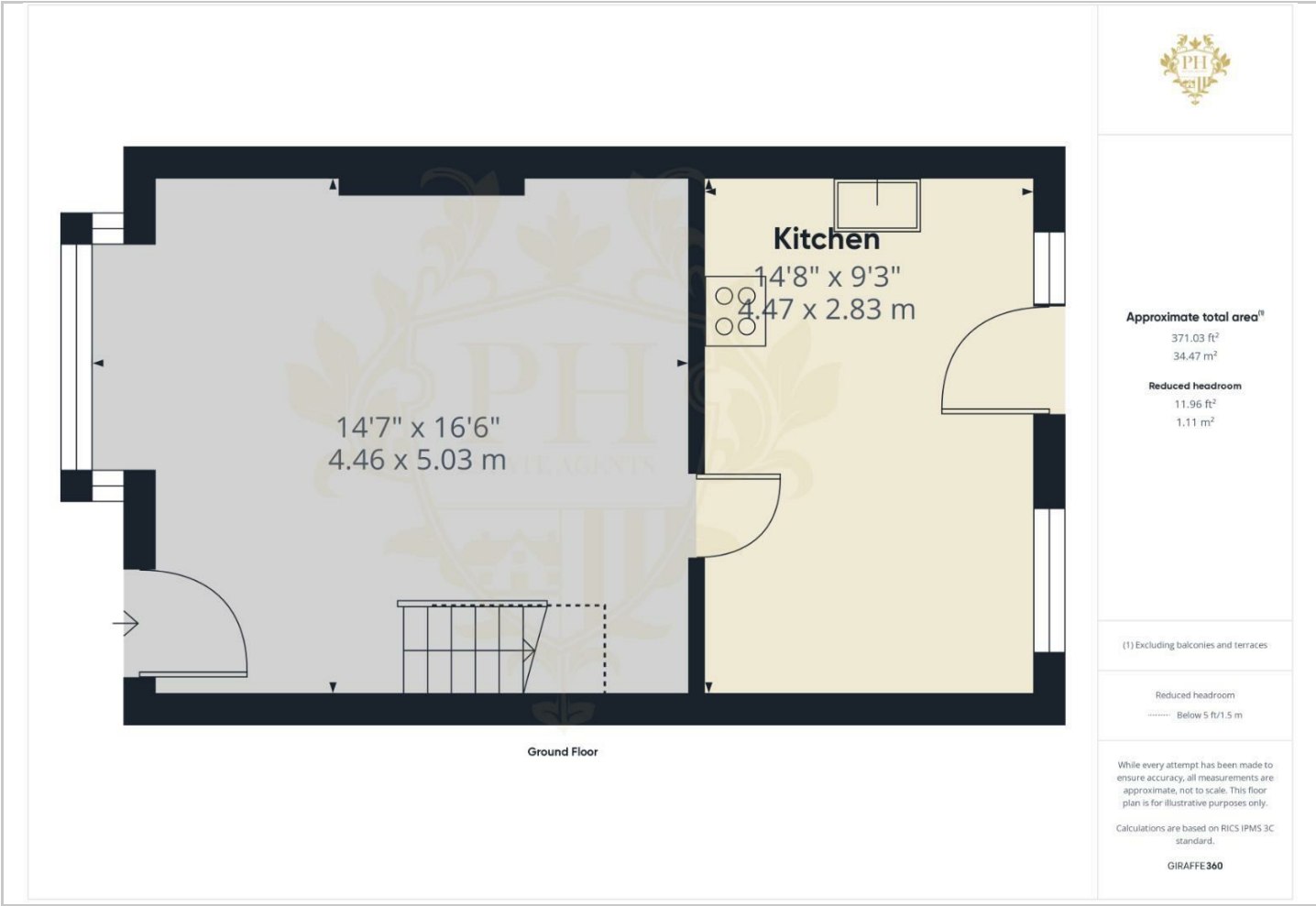
Hybrid Map



Terrain Map



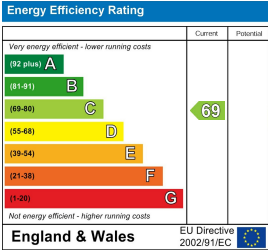
Floor Plan



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.