PH ESTATE AGENTS

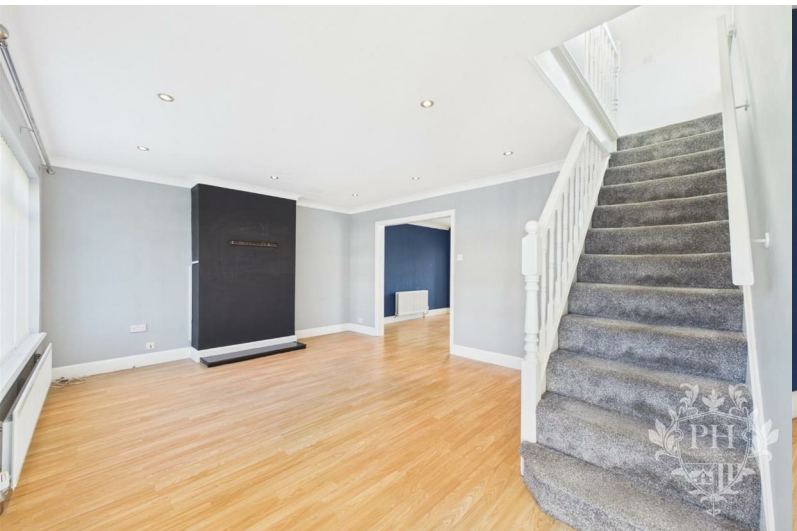


56 Kensington Avenue

, Middlesbrough, TS6 0QB

£195,000

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PORCH

6'5" x 3'5" (1.96m x 1.04m)

Step through the sleek black composite door, leaving the spacious front garden behind, and you'll find yourself in a generously sized porch. It's the ideal spot to hang coats, kick off muddy boots, or stow away umbrellas before moving into the main reception room beyond.

RECEPTION AREA

13'0" x 16'7" (3.96m x 5.05m)

The reception area is spacious enough to easily accommodate a generous corner sofa, creating a cozy spot for relaxation or entertaining guests. Additional storage units line the walls, offering plenty of space to keep the room organized and clutter-free. Natural light pours in through two large UPVC double glazed windows, making the space feel bright and welcoming throughout the day. A radiator ensures the room stays warm and comfortable, while convenient access leads directly to both the dining area and the staircase to the first floor.

DINING AREA

10'8" x 8'11" (3.25m x 2.72m)

The dining area flows seamlessly from the reception room, offering ample space for a generous dining table where family and friends can gather. From here, you have direct access to both the kitchen—ideal for serving meals—and the sunlit conservatory, perfect for relaxing or entertaining.

KITCHEN

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

The kitchen is fitted with a generous selection of pale wall cabinets, base units, and drawers, all accented by sleek black handles that stand out against the soft tones. The wood-effect worktops add warmth and texture, creating an inviting contrast. A built-in electric oven sits neatly below a modern gas hob, perfect for home chefs, while there's ample room for additional free-standing appliances. Natural light streams in through two UPVC double glazed windows, giving the space a bright, airy feel, and there's easy access to the rear entrance for added convenience.

CONSERVATORY

11'7" x 6'11" (3.53m x 2.11m)

The conservatory, which you can enter directly from the reception room, is currently set up as a cheerful playroom. It features frosted glass windows along the side, offering both privacy and soft light, while the French doors at the back open out onto the rear garden, creating an easy flow between indoor and outdoor spaces.

GROUND FLOOR W.C

2'11" x 4'1" (0.89m x 1.24m)

Tucked away at the back of the kitchen, the ground floor w.c is easily accessible for guests and residents alike. Step inside and you'll find a convenient two-piece suite, featuring a hand basin and a toilet. Natural light filters in through a frosted UPVC double glazed window, offering both privacy and a gentle, diffuse glow that brightens the space without sacrificing discretion.

LANDING

7'11" x 6'6" (2.41m x 1.98m)

The landing opens onto three well-proportioned bedrooms and a spacious family bathroom, all easily accessible from this central space. Soft grey carpeting adds a touch of modern comfort underfoot, while a large UPVC double glazed window to the side floods the area with natural light, creating a bright and inviting atmosphere.

BEDROOM ONE

13'4" x 9'9" (4.06m x 2.97m)

The first bedroom is spacious enough to comfortably fit a double bed along with ample storage, such as wardrobes or dressers, without feeling crowded. A large UPVC double glazed window lets in plenty of natural light, while a radiator keeps the space warm and inviting. Soft carpeting underfoot adds an extra layer of comfort to the room.

BEDROOM TWO

10'8" x 9'10" (3.25m x 3.00m)

Tucked away at the rear of the property, the second bedroom offers a quiet retreat with enough room for a double bed and generous storage options. Natural light filters in through a modern UPVC double glazed window, while a radiator keeps the space cozy. Soft carpeting underfoot adds an extra touch of comfort to this inviting room.

BEDROOM THREE

6'8" x 6'6" (2.03m x 1.98m)

The third bedroom sits at the front of the house, catching natural light through a large UPVC double glazed window that frames the view outside. The room is sized for a single bed and can fit a few select pieces of larger furniture, though space is best suited to thoughtful arrangement. Soft carpeting underfoot and a radiator along one wall add a touch of comfort, making this space inviting for a guest, child, or even as a cozy home office.

FAMILY BATHROOM

5'3" x 6'3" (1.60m x 1.91m)

The family bathroom boasts a stylish three-piece suite, complete with a sleek paneled bathtub fitted with a modern shower overhead. A wide hand basin sits beneath a frosted UPVC double-glazed window, allowing in soft natural light while preserving privacy. The low-level toilet is tucked neatly alongside, and the walls are finished with elegant tiles that wrap around the room. A contemporary radiator provides warmth, ensuring comfort throughout the year.

EXTERNAL

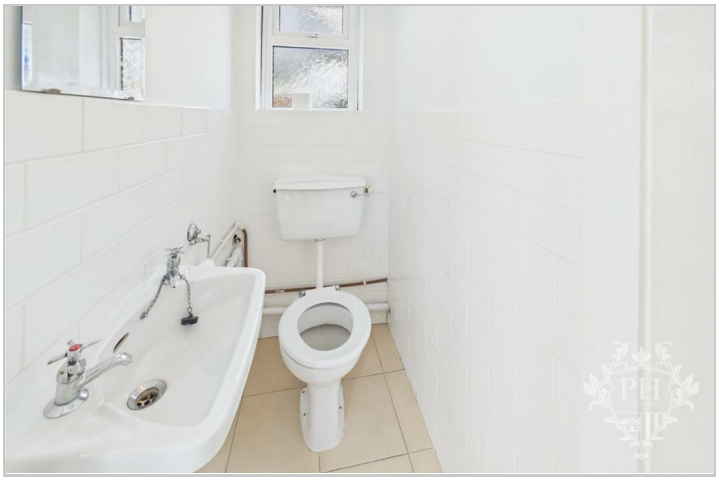
The property features an expansive front garden, fully enclosed with fencing for added privacy and security. A lush green lawn stretches across the

space, bordered by a paved pathway that gently leads to the entrance. To one side, you'll find a generous double driveway finished with an attractive concrete imprint, providing ample space for multiple vehicles, as well as a single detached garage for additional parking or storage. At the back of the home, there's a compact, easy-care garden—perfect for those who prefer minimal upkeep while still enjoying a spot of outdoor relaxation.

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.





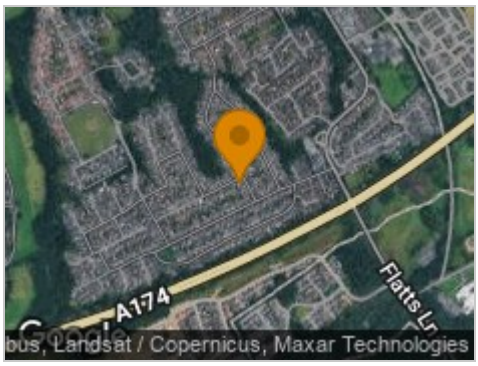




Road Map



Hybrid Map



Terrain Map



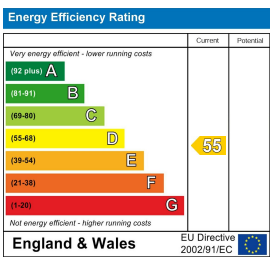
Floor Plan



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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