



PH ESTATE AGENTS



20 Whitby Avenue  
, Middlesbrough, TS6 9NH

Offers In The Region Of £175,000



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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.

## HALLWAY

5'6" x 8'8" (1.68m x 2.64m)

Step through the sleek black composite door on the property's side, and you'll find yourself in a welcoming hallway bathed in natural light. This bright, contemporary space serves as the heart of the home, branching off to a versatile reception and dining area, a well-appointed kitchen, a convenient ground-floor bedroom, and a family bathroom. The clean lines of light wood-effect laminate flooring stretch throughout, complementing the crisp, freshly painted walls that seem to capture and amplify the ambient light. A modern radiator provides comfortable warmth, while the hallway's thoughtful layout naturally guides you toward the staircase leading to the first floor. The space manages to feel both airy and intimate, setting the perfect tone for the rest of the home.

## RECEPTION/ DINING ROOM

15'7" x 11'0" - 9'6" x 8'8" (4.75m x 3.35m - 2.90m x 2.64m)

Bathed in natural light from two large UPVC double-glazed windows, the elegant L-shaped reception dining room graces the front of the property. This versatile space effortlessly accommodates both comfortable living arrangements and formal dining settings. The room's focal point is a charming coal fireplace with an ornate surround, adding both character and warmth to the atmosphere. Strategic placement of radiators ensures year-round comfort, while the thoughtful L-shaped layout creates distinct zones for relaxation and entertaining without sacrificing the room's open, flowing feel. The generous proportions and clever configuration make this space equally suited for intimate family gatherings or larger social occasions.

## KITCHEN

10'8" x 8'8" (3.25m x 2.64m)

Sleek and modern, this kitchen shines with pristine white high-gloss cabinetry at every turn. Streamlined wall units float above matching base cabinets and soft-close drawers, creating a clean, contemporary look. The built-in electric oven sits at the perfect height for easy access, paired with a smooth ceramic hob that adds to the kitchen's minimalist appeal. Elegant grey worktops provide plenty of prep space while contrasting beautifully with the white units. Natural light streams in through the UPVC double-glazed window, while a matching UPVC door leads directly to the back garden, perfect for al fresco dining or bringing in fresh herbs from the garden. The thoughtfully integrated appliances complete this modern space, blending seamlessly into the design for a polished, uncluttered finish.

## GROUND FLOOR BEDROOM

11'1" x 11'0" (3.38m x 3.35m)

Bathed in natural light, this serene ground floor bedroom opens through elegant French doors to a private decking area, creating a seamless flow between indoor comfort and outdoor living. The generous space easily accommodates a full-sized double bed while leaving ample room for substantial wardrobes and chest of drawers. Warm honey-toned laminate flooring stretches across the room, complementing the bright, airy atmosphere, while a modern radiator ensures year-round comfort. The strategic positioning at the rear of the property offers peaceful garden views and enhanced privacy, making this room an ideal retreat for rest and relaxation.

## FAMILY BATHROOM

6'8" x 5'2" (2.03m x 1.57m )

This modern bathroom showcases an elegant three-piece suite that combines style with functionality. At its center, a sophisticated paneled bathtub features a powerful electric shower overhead, complemented by a sleek, foldable glass screen that prevents splashing while maintaining an open feel. The contemporary hand basin offers ample space for daily routines, while the low-profile toilet adds to the room's clean lines.

Beautiful floor-to-ceiling tiling creates a seamless, waterproof surround, while the cladded ceiling houses recessed LED spotlights that cast a warm, even glow throughout the space. A polished chrome heated towel rail adds both practicality and modern flair, keeping towels warm and readily accessible. Natural light streams through a frosted UPVC double-glazed window on the side wall, ensuring privacy while brightening the space. The window's energy-efficient design helps maintain comfortable temperatures year-round.

## LANDING

3'1" x 8'11" (0.94m x 2.72m )

The split-level landing branches off to gain access to the three bedrooms and loft.

## BEDROOM TWO

10'6" x 10'10" (3.20m x 3.30m)

Tucked away on the first floor, this generously proportioned main bedroom offers a peaceful retreat along the side of the property. The spacious interior easily accommodates a double bed while leaving plenty of room to move about comfortably. Thoughtfully designed built-in storage cupboards line the walls, providing ample space for clothing and personal items. Natural light streams through the UPVC double-glazed window, dancing across the warm, light wood-effect laminate flooring that extends throughout. A particularly practical feature is the direct access to the loft eave space, offering additional storage possibilities above. The room's side-facing position ensures privacy while maintaining a bright, airy atmosphere that makes it an ideal primary sleeping space.

## BEDROOM THREE

11'3" x 10'3" (3.43m x 3.12m)

Peacefully positioned at the back of the property, the third bedroom offers a tranquil retreat from street noise. Bathed in natural light from its expansive UPVC double

glazed window, this well-proportioned room features warm, light wood effect laminate flooring that adds a contemporary touch. A modern radiator ensures year-round comfort, while the practical layout easily accommodates a double bed with room to spare. The space thoughtfully allows for additional furniture pieces like bedside tables or a compact dresser, making it an ideal setup for guests or family members.

## BEDROOM FOUR

6'11" x 8'11" (2.11m x 2.72m)

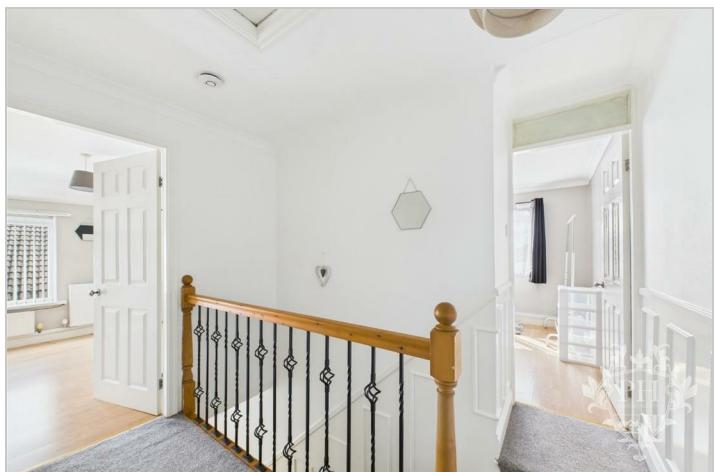
While the coziest of the four bedrooms, the fourth offers a tranquil escape at the front of the property. Imagine waking up to soft, natural light streaming through the skylight above, illuminating the light wood-effect laminate flooring. Perfectly sized for a comfortable single bed and a few clever storage solutions, this room is a blank canvas ready to adapt to your needs. Envision it as a welcoming guest room, a bright and airy home office, or a sweet and snug nursery for your little one.

## EXTERNAL

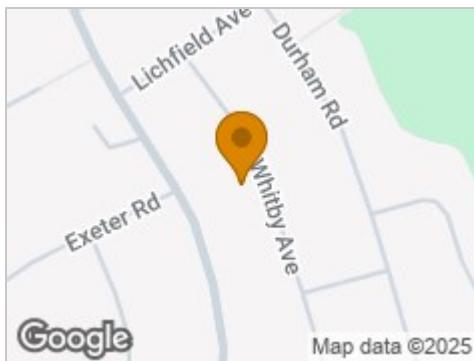
Welcome to this charming property, where curb appeal meets practical living. The front garden showcases a lush, manicured lawn, bordered by classic stone walls and elegant wrought iron railings. A sweeping driveway curves along the side of the house toward the back, offering generous parking space for four vehicles alongside a sturdy garage.

At the rear, you'll discover a peaceful garden oasis. The well-maintained lawn provides the perfect spot for summer picnics or children's play, while the expansive decking area creates an ideal space for outdoor entertaining or simply enjoying your morning coffee.

Location is everything, and this home delivers. Just a leisurely stroll takes you to the heart of Eston high street, where you'll find an array of convenient shops, services, and amenities. Families will appreciate the proximity to quality local schools, making the morning routine a breeze.



## Road Map



## Hybrid Map



## Terrain Map



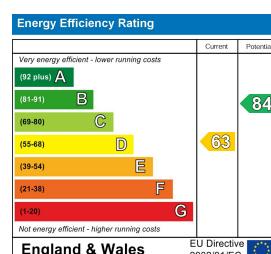
## Floor Plan



## 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.