PH ESTATE AGENTS

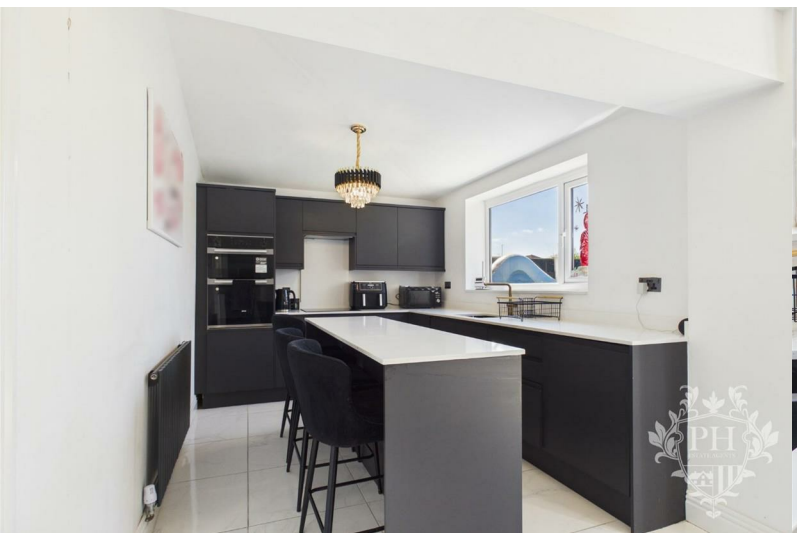


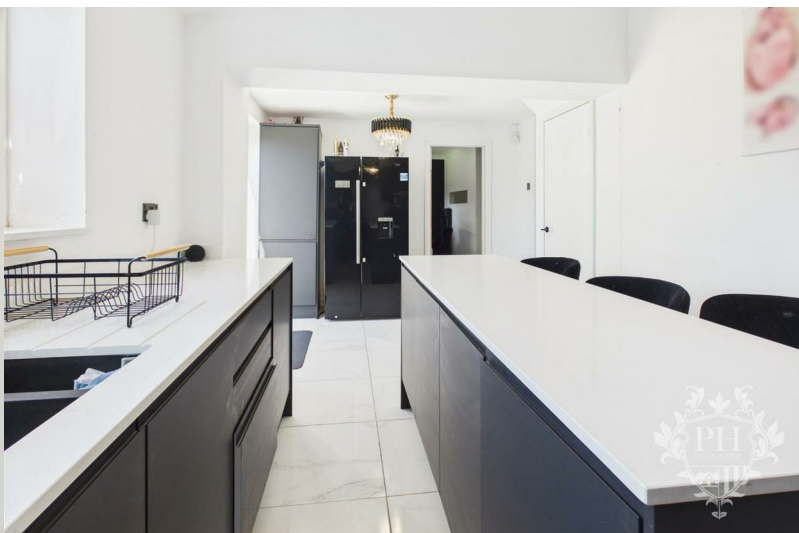
26 Pirbright Grove

Hemlington, Middlesbrough, TS8 9PB

£195,000

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HALLWAY

15'1" x 6'1" (4.60m x 1.85m)

Stepping through the sleek black composite door, you leave the spacious front garden behind and enter a hallway flooded with natural light. The modern space welcomes you with its clean lines and airy feel, leading you seamlessly toward the kitchen, a comfortable ground floor bedroom, and the staircase ascending to the first floor.

KITCHEN

9'0" x 19'10" (2.74m x 6.05m)

The contemporary kitchen is outfitted with a striking combination of dark grey wall cabinets, base units, and drawers, all featuring soft-close mechanisms for a seamless, quiet finish. Light-colored worktops provide a crisp contrast, brightening the space and drawing the eye. A sleek, built-in double oven sits to the left, paired with a modern ceramic hob, making meal preparation both convenient and stylish. At the center, a spacious island invites conversation or casual dining, while still leaving plenty of room for free-standing appliances to suit your needs. Natural light pours in through a large window and a set of French doors that open directly onto the rear garden, blending indoor and outdoor living. Additional practical touches include a built-in storage cupboard and direct access to the adjoining dining room, making the kitchen not only beautiful but supremely functional.

DINING ROOM

9'8" x 10'0" (2.95m x 3.05m)

Tucked away at the back of the house, the dining room is easily reached from the kitchen. This inviting space is generous enough to fit a large dining table—perfect for lively dinners or quiet family meals—and offers room for a few thoughtfully placed storage units. Sunlight pours in through a wide UPVC double-glazed window, bathing the room in natural light and offering a pleasant view of the garden beyond. Soft carpeting underfoot adds warmth and comfort, while a radiator ensures the space stays cozy year-round. From here, you can step directly into the living area, creating a seamless flow for entertaining or everyday living.

RECEPTION ROOM

14'6" x 9'8" (4.42m x 2.95m)

The reception room sits at the front of the property, drawing in natural light through a wide UPVC double-glazed bay window that frames the view outside. Entry is gained via the dining room, and the space easily accommodates a generous corner suite—perfect for gatherings or quiet evenings in. Thoughtfully placed storage units offer plenty of room to keep things tidy, while a sleek radiator ensures the room stays warm and welcoming. A built-in media wall provides a stylish centerpiece for entertainment and display.

GROUND FLOOR BEDROOM

12'7" x 11'2" (3.84m x 3.40m)

The ground floor bedroom opens directly off the hallway and is spacious enough for a double bed along with larger wardrobes or chests of drawers. The room is finished with soft carpeting underfoot and warmed by a radiator, creating a cozy atmosphere. Two Velux windows bring in plenty of natural light, while the neutral color scheme gives the space a calm, versatile feel that would suit any style of décor.

LANDING

9'10" x 6'3" (3.00m x 1.91m)

Natural light pours onto the landing through a large UPVC double glazed window set into the side wall, casting a warm, inviting glow across the space. From here, doors lead to three additional bedrooms, the family bathroom, and access to the loft. A built-in storage cupboard is neatly tucked away, offering a practical solution for keeping household essentials organized and out of sight.

BEDROOM TWO

11'0" x 10'2" (3.35m x 3.10m)

The second bedroom sits at the front of the house, with sunlight pouring in through a large UPVC double glazed window. There's plenty of room for a double bed and even larger storage pieces, so you won't feel cramped. Sliding wardrobes stretch along one wall, offering generous storage without taking up extra space. The laminate flooring adds a modern touch and is easy to keep clean, while a radiator keeps the room cozy all year round.

BEDROOM THREE

9'4" x 10'0" (2.84m x 3.05m)

Tucked away at the back of the property, the third bedroom offers a quiet retreat, comfortably fitting a double bed with room for a few essential storage pieces. Two built-in cupboards provide convenient storage without sacrificing floor space. A large UPVC double glazed window fills the room with natural light and frames a peaceful view of the garden, while a radiator keeps the space cozy year-round. Soft carpeting underfoot adds to the sense of comfort and warmth.

BEDROOM FOUR

8'9" x 7'9" (2.67m x 2.36m)

The fourth bedroom overlooks the front of the house, its UPVC double glazed window letting in natural light throughout the day. Designed to comfortably fit a single bed, the room offers just enough space for select larger storage pieces, making it an ideal choice for a child's bedroom or a cozy guest room. A modern radiator ensures it stays warm year-round, while the laminate flooring gives the space a clean, contemporary feel.

FAMILY BATHROOM

5'6" x 7'11" (1.68m x 2.41m)

Step into the contemporary family bathroom, where a sleek three-piece suite takes center stage. The paneled bathtub invites long, relaxing soaks and is paired with striking matte black shower fixtures that add a bold touch of modern style. A hand basin sits atop an elegant black drawer unit, offering both practicality and a clean, minimalist look. Nearby, a low-level toilet completes the set with understated flair. Natural light filters softly through a frosted UPVC double-glazed window, preserving privacy while brightening the space. The room is warmed by a modern black radiator, and the walls are finished with sophisticated, easy-clean cladding that ties the whole look together.

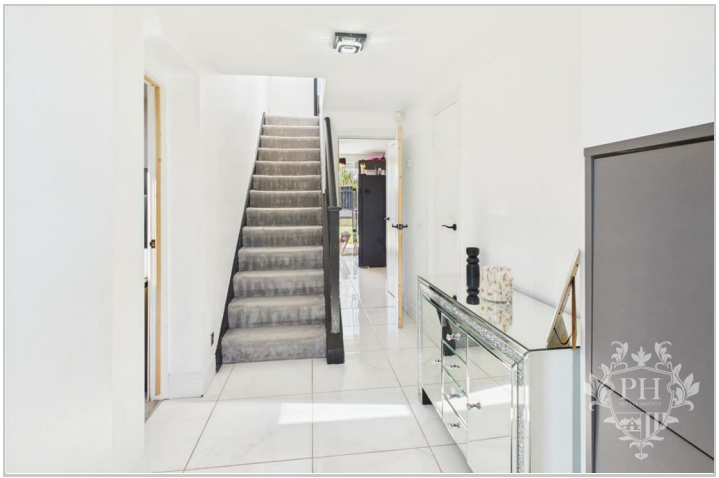
EXTERNAL

Tucked away at the end of a peaceful residential cul-de-sac, this property enjoys a sense of privacy and calm, bordered on one side by a wide, open grassy field that stretches out like a private green. Out front, a neatly fenced garden frames the home, complete with a driveway for easy parking. Step out back and you'll find a generous rear garden, where a paved patio spills out onto an expanse of lawn—perfect for summer evenings or weekend gatherings. Despite its tranquil setting, the house is ideally positioned just a short stroll or drive from local shops, schools, and all the essentials. For commuters, quick access to the A19 means you're never far from where you need to be.

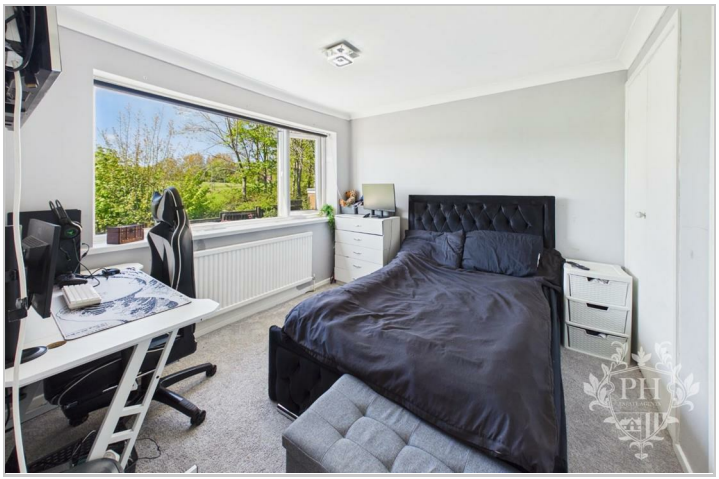
IMPORTANT INFORMATION

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.





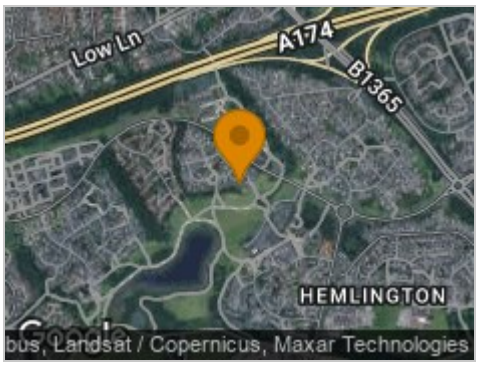




Road Map



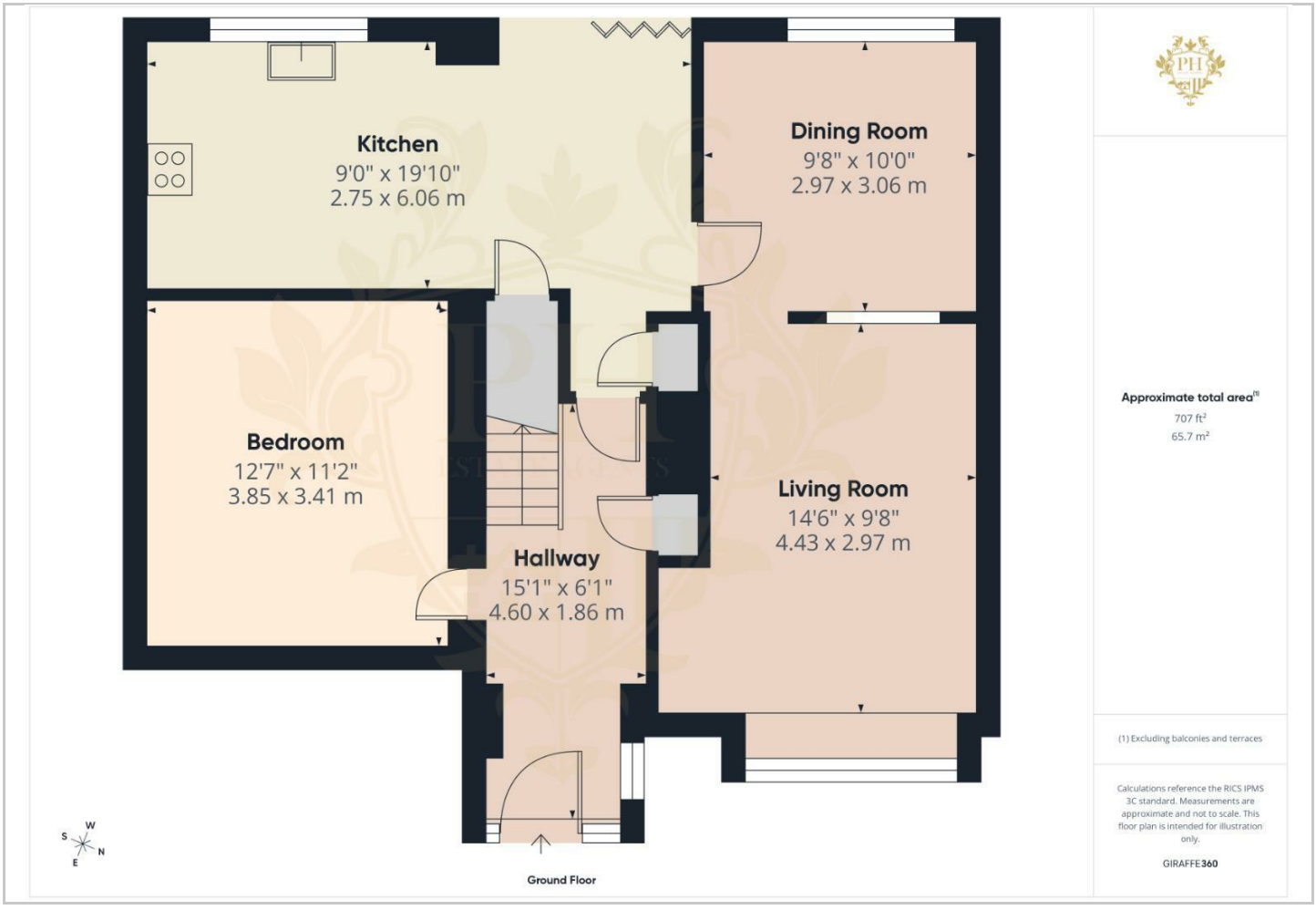
Hybrid Map



Terrain Map



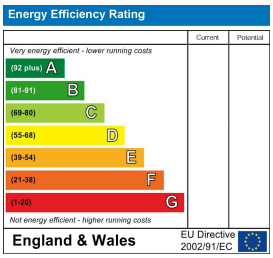
Floor Plan



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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