



PH ESTATE AGENTS



32 Coniston Road , Middlesbrough, TS6 7QH

Offers Over £90,000



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HALLWAY

4'11" x 4'4" (1.50m x 1.32m)

Step inside through a gleaming white UPVC double glazed door, where you'll find yourself in a cozy entranceway. Soft carpeting greets your feet, and the gentle warmth from a nearby radiator fills the space. From here, the hallway leads you directly into the inviting reception room or up the stairs to the first floor.

RECEPTION ROOM

14'0" x 11'11" (4.27m x 3.63m)

The reception room is positioned at the front of the property, welcoming guests with ample space for a two-piece suite and extra furniture without feeling crowded. Natural light pours in through a large UPVC double glazed window, illuminating the room and offering a pleasant view of the outdoors. The soft carpeting underfoot adds warmth and comfort, while a stylish paneled accent wall draws the eye to the elegant fire surround with its electric fire set beneath, creating a cozy focal point perfect for relaxing evenings.

KITCHEN

7'10" x 16'9" (2.39m x 5.11m)

The kitchen is fitted with a generous selection of crisp white units—walls, base cabinets, and drawers—accented by sleek chrome handles that catch the light. Rich wood-effect worktops stretch across the space, bringing warmth and contrast to the bright cabinetry. There's plenty of room for free-standing appliances, allowing flexibility in your setup. Sunlight streams in through two large UPVC double glazed windows, filling the room with natural light, while a door opens directly into the rear garden, making outdoor dining or gardening just a step away. Tucked discreetly beneath the stairs, a handy storage cupboard offers a convenient spot to keep your cleaning supplies or pantry essentials out of sight.

LANDING

6'8" x 6'0" (2.03m x 1.83m)

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

BEDROOM ONE

9'7" x 12'9" (2.92m x 3.89m)

The first bedroom sits at the front of the property, flooded with natural light thanks to two large UPVC double glazed windows that offer a broad view of the street below. Spacious enough for a double bed and generously sized storage units, the room feels open and airy. Soft carpeting underfoot adds warmth, while a modern radiator keeps the space comfortable year-round. The walls are finished in subtle, neutral tones, providing a calm backdrop that suits any style of décor.

BEDROOM TWO

12'6" x 8'10" (3.81m x 2.69m)

The second bedroom sits quietly at the back of the house, offering a generous amount of space that easily accommodates a double bed along with sizable storage furniture. Natural light spills in through a modern UPVC double glazed window, highlighting the room's soft carpet underfoot and freshly painted walls. It also features a built-in storage cupboard for added convenience, and a radiator ensures the space stays comfortable year-round.

BEDROOM THREE

9'5" x 8'1" (2.87m x 2.46m)

The third bedroom sits at the front of the house, where sunlight pours through a UPVC double-glazed window, lending the room a warm, airy feel. At present, it serves as a comfortable home office, with its layout offering a tranquil spot for work or study. Should you wish, the space could easily return to its original function as a bedroom, easily fitting a single bed alongside a few compact storage units. The room features soft carpeting underfoot and a modern radiator that keeps the space cozy year-round.

BATHROOM

5'5" x 4'9" - 5'6" x 2'7" (1.65m x 1.45m - 1.68m x 0.79m)

The bathroom features a two-piece suite that includes a classic paneled bathtub, complete with shower attachments, and a sleek hand basin. Natural light fills the space through a frosted UPVC double-glazed window, offering both brightness and privacy. The partially tiled walls bring a touch of elegance, while a modern chrome radiator adds both style and warmth to the room. The toilet is conveniently located in a separate room, accessible directly from the landing for added privacy.

EXTERNAL

At the front of the property, you'll find a lowered curb and a spacious driveway, providing convenient off-street parking for two vehicles. Step out back, and there's a cozy, neatly lawned garden bordered by sturdy fencing for privacy, along with a practical brick-built shed that's perfect for storing tools or bikes. The location makes everyday life easy—local shops, schools, and all the essentials are just a quick stroll or short drive away. For commuters, the A174 is close by, offering a straightforward route in and out of town.

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

Tel: 01642 462153

- 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.

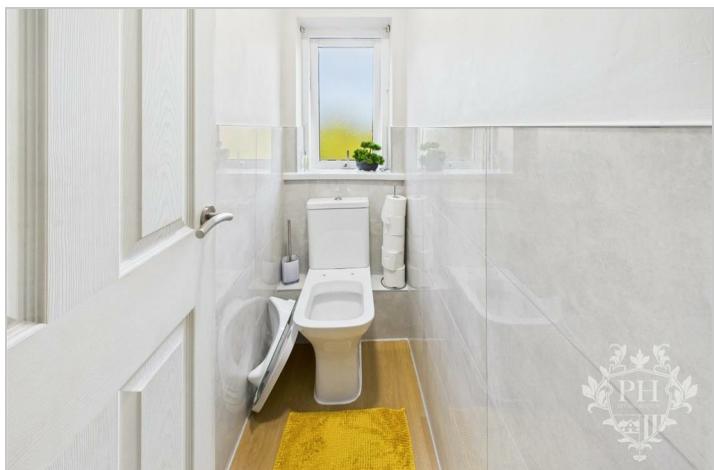
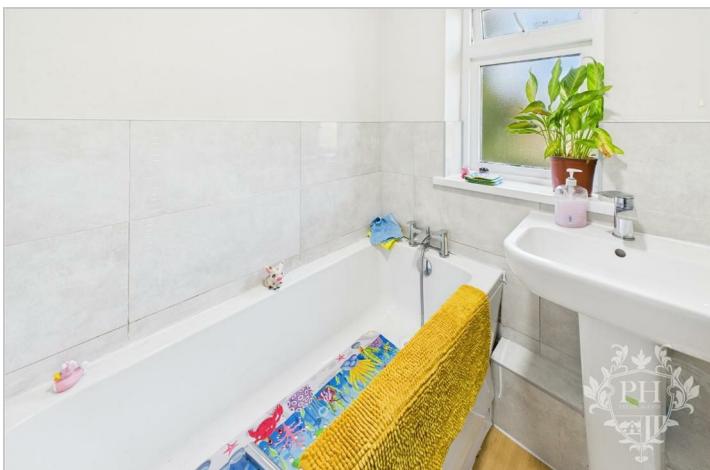
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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



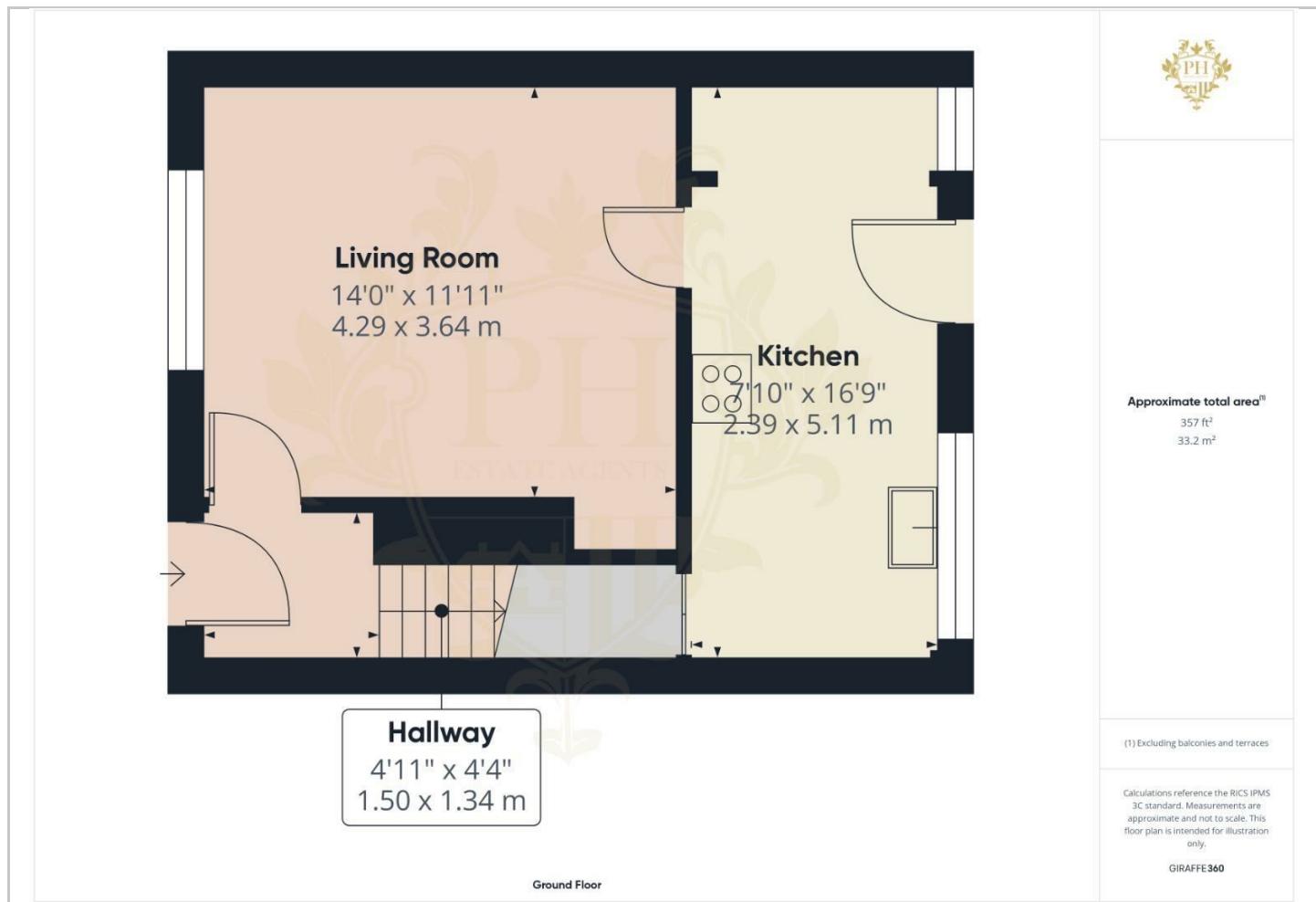
Hybrid Map



Terrain Map



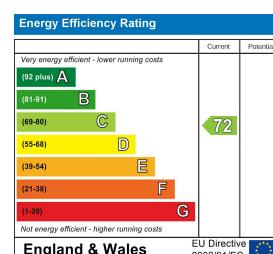
Floor Plan



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



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.