



PH ESTATE AGENTS



## 7 Jubilee Road

, Eston, TS6 9EP

Offers In The Region Of £85,000





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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.

### ENTRANCE

2'8" x 2'9" (0.83 x 0.84)

A welcoming and spacious entrance greets visitors, featuring a staircase leading to the first floor. The entryway is illuminated by a UPVC double glazed door that opens to the front, allowing natural light to flood the space.

Tel: 01642 462153

## RECEPTION

11'7" x 11'0" (3.54 x 3.37)

The living room exudes warmth and comfort, characterized by a UPVC window at the front that allows for ample sunlight. It features an electric radiator and a charming electric fireplace, complemented by wood-effect flooring.

## KITCHEN

6'9" x 13'11" (2.07 x 4.26)

The kitchen showcases a stunning design, equipped with sleek wall and base units in a modern grey high-gloss finish. A UPVC double glazed window and door add to the room's brightness. The kitchen is fully equipped with an electric induction hob topped with an extractor fan, a fan-assisted oven, a stainless steel sink with a mixer tap, a built-in washing machine, LVT click flooring, and a fridge freezer, making it both functional and stylish.

## BEDROOM 1

11'10" x 11'1" (3.62 x 3.38)

The bedroom is completed to an exceptional standard, featuring a UPVC double glazed window facing the front, plush carpeting, and an electric radiator. It includes a storage cupboard, ensuring convenience.

## BEDROOM 2

6'9" x 8'9" (2.08 x 2.69)

Situated at the rear of the property, the secondary room benefits from soft carpeting, a UPVC double glazed window,

and an electric radiator, creating a serene and comfortable environment.

## BATHROOM

6'9" x 5'2" (2.06 x 1.60)

The bathroom is finished to a high standard, offering a pristine white suite that includes a sink with a mixer tap, a toilet, and a glazed shower unit. Additional features such as a mirror, attractive flooring, and a frosted UPVC double glazed window enhance its elegance and functionality.

## EXTERNAL

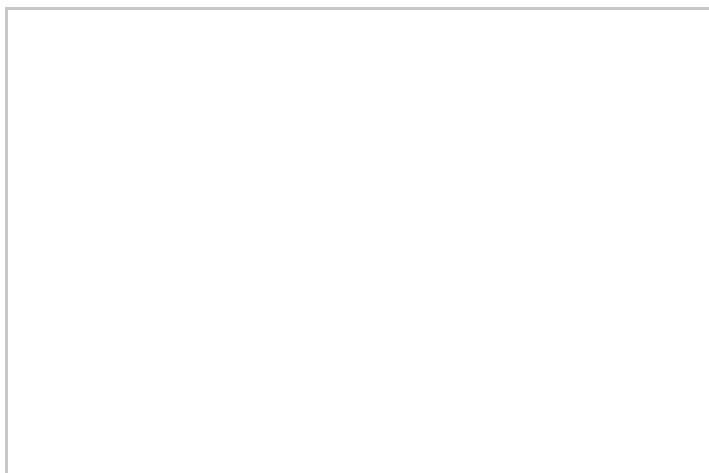
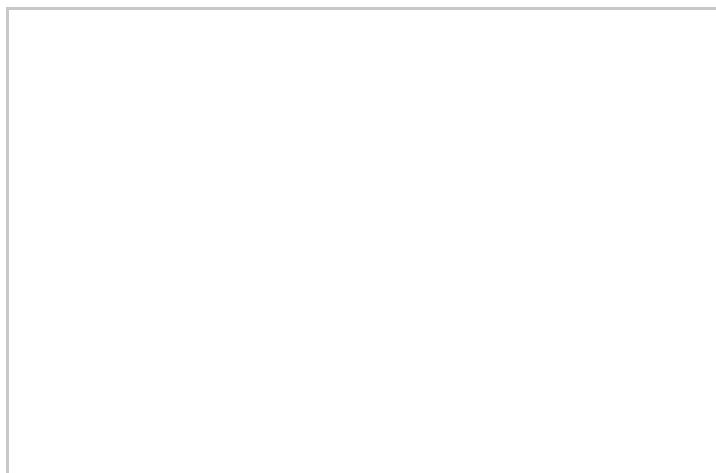
Front Garden

At the front of the property, there is a low-maintenance garden enclosed by a surrounding wall, providing privacy and security, with gated access for convenience. Rear Communal Yard

The property also features a communal yard at the rear, offering shared outdoor space for residents to enjoy.

## PROPERTY INFORMATION

- ALL ELECTRIC
- GAS SUPPLY TO THE PROPERTY BUT NO METER OR STANDING CHARGE



Road Map



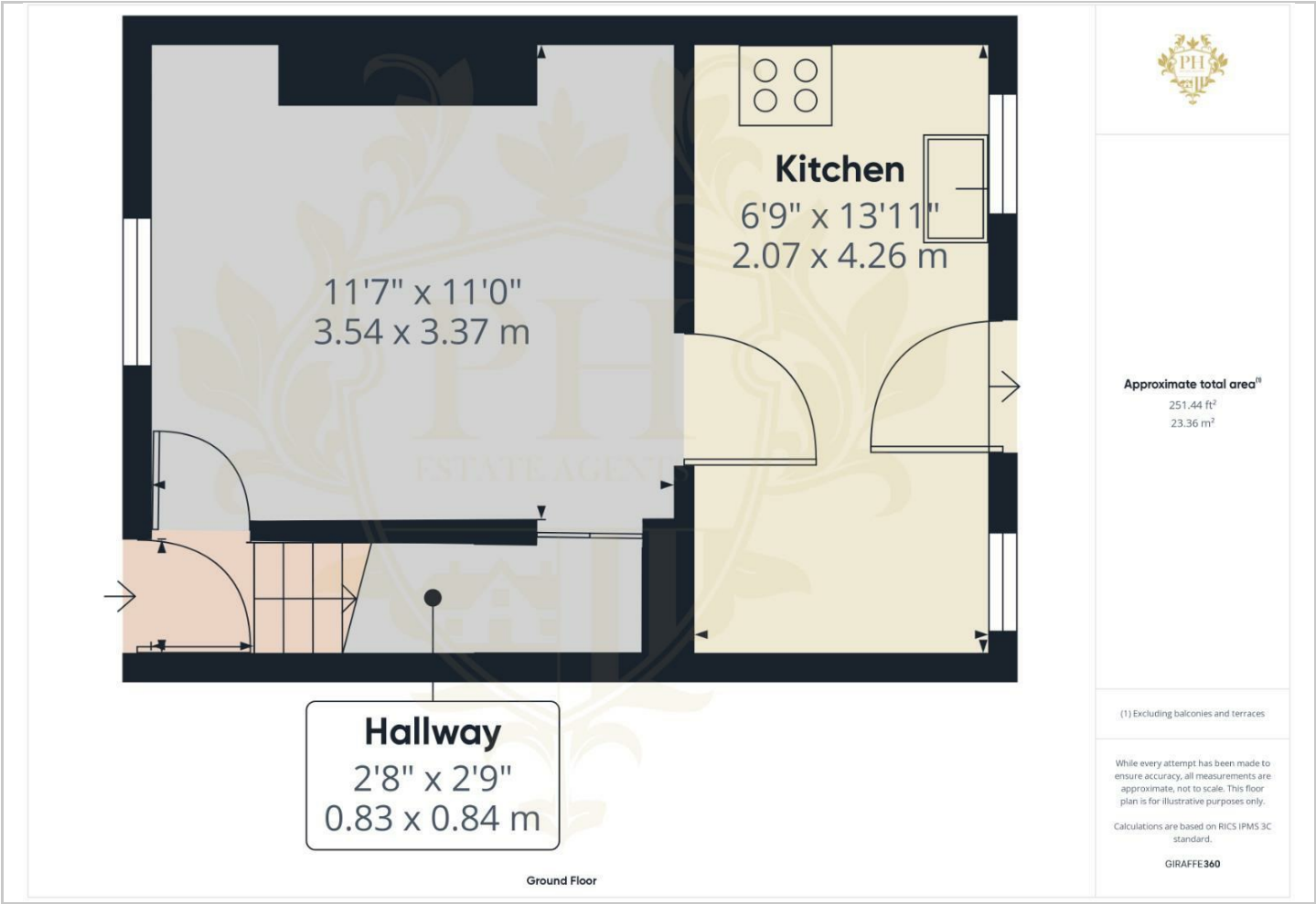
Hybrid Map



Terrain Map



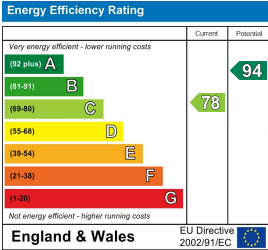
Floor Plan



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.