



37 Ayresome Street

, Middlesbrough, TS1 4NL

£105,000



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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

Entering through a UPVC double glazed door you will find this bright airy hallway which comprises of modern grey flooring, freshly painted white walls. This room gains access to the spacious reception, dining room & first floor.

RECEPTION ROOM

The reception room is spacious and comprises a large UPVC double glazed bay window, radiator and downward light

Tel: 01642 462153

fixture. This room is accessed from the hallway and would comfortably be a three piece suite with smaller storage units.

DINING ROOM

The dining room is set to the rear of the property and comprises a large UPVC window and radiator whilst providing the perfect amount of space for a dining room table.

KITCHEN

This modern kitchen is at its peak, it provides sufficient work surfaces as well as multiple wall & base units! The room is designed to be minimal and it does just that! with a stainless steel sink with mixer taps, space for a cooker, fridge freezer along with a large UPVC double glazed window to the side aspect. This room is low maintenance with its flooring, modern brick wall tiles and wipe-able units providing the perfect amount of space to cook up that family meal.

LANDING

The landing is split on two levels and gains access to the three bedrooms, family bathroom and loft space and comprises grey flooring and painted walls.

BEDROOM ONE

Bedroom one is a large double with a UPVC double glazed bay window looking over the front garden. This room comprises a large radiator and can fit a double bed along with larger storage units at ease.

BEDROOM TWO

Bedroom Two is a large double Situated to the rear of the property with a large UPVC double glazed window, modern grey carpet and radiator. This room is large and will be able to fit storage units whilst still being able to maneuver around with ease.

BEDROOM THREE

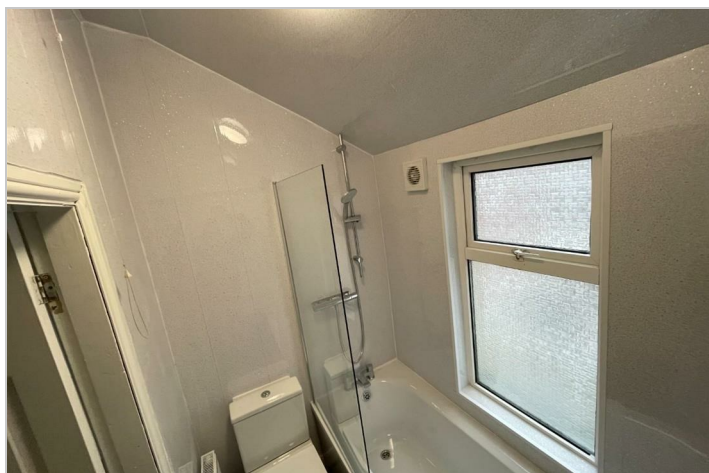
The third bedroom is set to the rear of the property and accommodates the space for a single bed and smaller storage units. This room benefits from a large UPVC double glazed window to the rear aspect, new grey carpet, freshly painted walls and radiator.

FAMILY BATHROOM

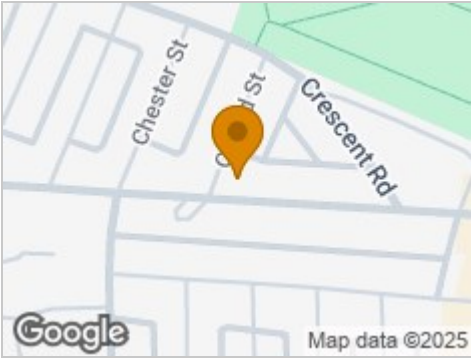
This stylish family bathroom has been recently renovated and consists of a three piece suite which includes paneled bath with over head thermostat shower, hand basin and toilet. The room is bright from the frosted UPVC double glazed window to the side aspect and benefits from modern wall cladding, lino flooring and radiator.

EXTERNAL

Low maintenance gardens featuring patio from garden and secure rear yard



Road Map



Hybrid Map



Terrain Map



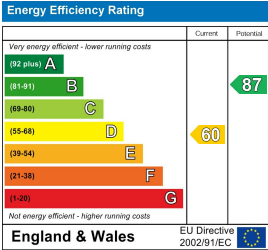
Floor Plan



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.