



PH ESTATE AGENTS



179 Victoria Road , Middlesbrough, TS1 3HP

Asking Price £120,000



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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.

Property Details

Exciting opportunity alert! Offered for sale with PH estate agents, this modern 3-bedroom three-storey home is a dream come true for those looking to move in or capitalize on the rental market. Whether you're seeking your own residence or a savvy HMO student let investment, this property ticks all the boxes.

Perfectly located just a stone's throw away from Teesside University in the vibrant heart of Middlesbrough, this residence promises convenience and comfort for students and investors alike.

Step inside to discover an updated interior that welcomes you with two separate reception rooms, setting the stage for versatile living spaces. The modern white kitchen, utility room, and ground floor WC provide practicality and ease for everyday living.

Ascending to the first floor, you'll find two spacious double bedrooms and a well-appointed bathroom/WC, offering privacy and relaxation. The journey continues to the second floor, where a third double bedroom awaits, providing ample space and flexibility. Externally there is on road parking to front and an enclosed yard to rear.

The property benefits from a new combination boiler central heating/water system, an updated RCD electrical consumer unit and UPVC double glazed windows/multi-locking external doors to front and rear.

Viewings and offers are welcomed - A 360-degree virtual tour is also available to see above.

Council tax band A / EPC energy rating D / this is a freehold property / mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Entrance Hall

With a UPVC multi-locking external door into hall, doors to living and dining room and stairs to first floor.

Living Room

10'9" x 11'9" (3.28 x 3.60)

Situated to the front aspect with UPVC double glazed bay window.

Dining Room

10'9" x 10'7" (3.30 x 3.23)

Situated to the rear aspect with UPVC double glazed window, under stairs storage cupboard and door to kitchen.

Kitchen

11'5" x 6'8" (3.49 x 2.05)

A modern white fitted kitchen with integrated gas hob, electric oven and extractor hood, space and plumbing for a washing machine, UPVC double glazed window and door to utility.

Utility

7'3" x 6'10" (2.22 x 2.09)

With space and power points for a large fridge/freezer and tumble dryer etc, door to WC and to rear yard.

WC

With WC and hand wash basin.

First Floor

Landing

9'4" x 5'8" (2.87 x 1.74)

Doors to two double bedrooms, bathroom/WC and stairs to second floor

Bedroom One

10'6" x 14'5" (3.22 x 4.40)

The largest of the bedrooms to the front aspect with large bay window.

Bedroom Two

10'9" x 9'4" (3.28 x 2.87)

A second double bedroom to the rear aspect.

Bathroom/WC

7'1" x 6'11" (2.17 x 2.11)

A white suite bathroom comprising bath, WC and hand wash basin inset to storage unit.

Second Floor

Bedroom Three

11'4" x 6'11" (3.46 x 2.13)

A third double bedroom to the second floor access via fixed staircase.



Road Map



Hybrid Map



Terrain Map



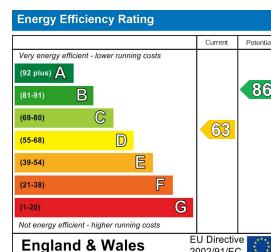
Floor Plan



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.