



# 87 Harford Street

, Middlesbrough, TS1 4PW

Offers Over £65,000



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### HALLWAY

Step inside from the street through a sturdy, white UPVC double-glazed door and you're greeted by a hallway bathed in natural light. The freshly painted white walls make the space feel open and inviting, while a radiator stands ready to keep things cozy. From here, you have direct access to both reception rooms and the staircase leading up to the first floor.

### RECEPTION ROOM

11'10" x 9'3" (3.61m x 2.82m )

The first reception room sits at the front of the house, bathed in natural light from a wide UPVC double-glazed bay window that frames the street outside. The freshly painted white walls give the space a bright, open feel, while a striking feature fire surround anchors the room and hints at its potential for warmth and comfort. Though it's currently serving as a makeshift storage and dining area, you can easily imagine this room transformed into a welcoming living space—perfect for relaxing with a book or hosting friends on a quiet evening in.

### SECOND RECEPTION ROOM

12'7" x 12'8" (3.84m x 3.86m )

The second reception room sits quietly at the back of the house, offering just the right amount of space for a comfortable two-piece sofa set and a few compact storage units. A radiator keeps the room cozy, while a UPVC double glazed window lets in plenty of natural light and gives you a clear view of the rear yard. From here, you can also step directly into the kitchen, making the layout feel both practical and inviting.

### KITCHEN

8'8" x 6'9" (2.64m x 2.06m )

The kitchen features light wood-effect cabinets along the walls, base, and drawers, bringing a warm, inviting feel to the space. Dark countertops provide a striking contrast, adding depth and interest to the room. There's ample space for free-standing appliances, allowing for flexibility in layout and design. A large UPVC double-glazed window overlooks the rear yard, filling the kitchen with natural light and offering a pleasant view. The kitchen also provides direct access to the rear entrance, making it convenient for bringing in groceries or stepping outside.

### FAMILY BATHROOM

5'8" x 6'7" (1.73m x 2.01m )

Tucked away at the back of the ground floor, the bathroom offers a peaceful retreat from the rest of the house. It features a classic three-piece suite: a paneled bathtub fitted with convenient shower attachments, a sleek hand basin, and a low-level toilet. The walls are finished with attractive tiles that not only protect against splashes but also add a touch of style. A frosted UPVC double-glazed window lets in soft, natural light while maintaining privacy, and a radiator ensures the space stays warm and comfortable year-round.

### LANDING

The landing gains access to the two bedrooms & loft space

### BEDROOM ONE

10'3" x 13'1" (3.12m x 3.99m )

The first bedroom sits at the front of the house, catching plenty of natural light through a large UPVC double glazed window. It's spacious enough to comfortably fit a double bed along with sizable wardrobes or dressers, so you'll have room for all your essentials without it ever feeling crowded. The freshly painted white walls give the space a clean, airy vibe, while the radiator ensures it stays cozy year-round.

### BEDROOM TWO

12'7" x 13'0" (3.84m x 3.96m )

The second bedroom sits quietly at the rear of the property, offering a peaceful retreat away from the main living areas. This generously sized room easily fits a double bed with ample space left for larger wardrobes or storage units. A modern UPVC double glazed window lets in plenty of natural light while helping to keep the room warm and quiet, and the freshly painted walls provide a clean, inviting backdrop for any style of décor. A radiator ensures year-round comfort, making this space both practical and welcoming.

### EXTERNAL

This property features convenient on-street parking and a spacious, secure rear yard—ideal for both relaxation and outdoor activities. Located just a short drive from Middlesbrough town centre, Teesside University, and several local schools, it offers easy access to shopping, education, and community amenities.

### 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!

Tel: 01642 462153

### 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.

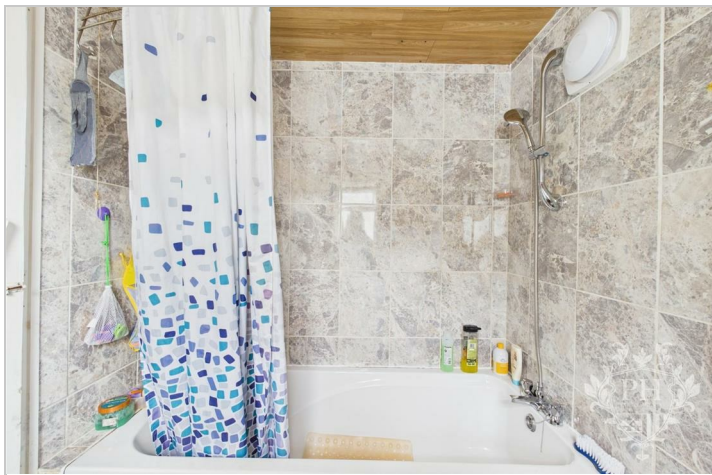
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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

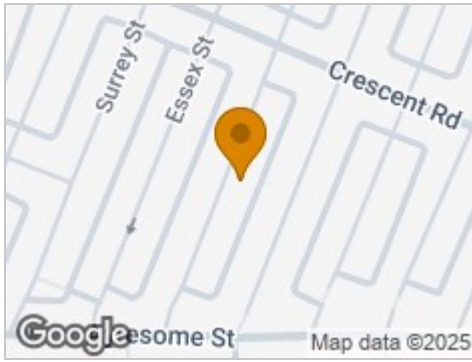
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• 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



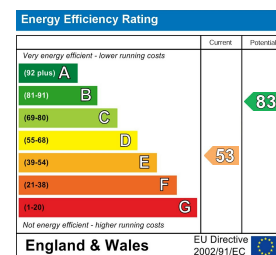
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.