PH ESTATE AGENTS

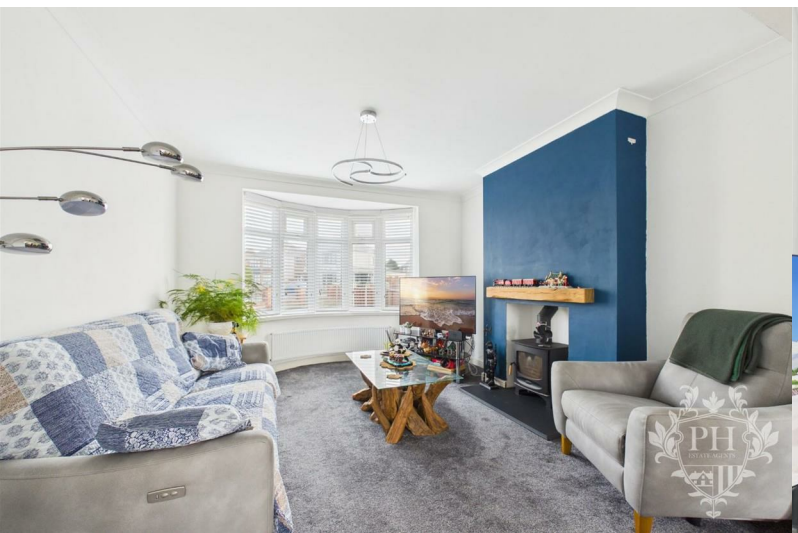


2 Kingsway Avenue

, Middlesbrough, TS6 0AS

£160,000

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ENTRANCE

6'2" x 7'10" (1.90 x 2.39)

Upon entering the property through the front garden, you are welcomed by a bright and inviting entrance hallway, setting a warm and welcoming tone from the moment you step inside. The neutral décor, featuring crisp white walls, soft grey carpeting and attractive hardwood flooring, creates a fresh and contemporary feel throughout. The hallway offers convenient access to both the reception room and dining room, as well as leading through to the spacious kitchen. An additional access point from the hallway provides direct access to the front garden, adding further practicality and convenience to the home's layout.

LIVING/DINING ROOM

10'9" x 24'4" (3.28 x 7.44)

Stepping into the reception room, you are greeted by a spacious open-plan living and dining area, offering an ideal setting for both relaxing evenings with the family and enjoying meals together. The living area boasts a charming log burner, positioned as a central feature of the room, creating a warm and cosy atmosphere, particularly during the colder months. A large UPVC double-glazed window allows plenty of natural light to flood the space, enhancing the room's bright and welcoming feel. Finished with soft, plush carpeting, the room comfortably accommodates a three-seater sofa alongside a separate armchair, providing an inviting space to unwind and enjoy time together.

Moving through to the dining area, you are welcomed by a bright and neutrally decorated space, offering the perfect setting for family meals and entertaining guests. The patio doors provide convenient access to the outside while allowing an abundance of natural light to flow into the room, creating a light and airy atmosphere. Complemented by attractive hardwood flooring underfoot, the room maintains a clean and modern feel throughout. There is ample space to comfortably accommodate a family dining table, making this an ideal area for enjoying meals and spending quality time together.

KITCHEN

8'0" x 12'3" (2.44 x 3.75)

The kitchen comprises a stylish range of wooden fitted cabinets, complemented by sleek black worktops, creating a modern and attractive finish throughout. Crisp white walls and contrasting black floor tiles further enhance the contemporary feel of the space. Well-equipped to meet the needs of everyday family living, the kitchen comfortably accommodates a fridge freezer, dishwasher, washing machine and cooker, alongside an extractor fan. Overhead spotlights provide practical lighting throughout, while two large UPVC double-glazed windows allow plenty of natural light to flood the room, creating a bright and welcoming environment. With ample worktop and storage space, this kitchen offers a practical and enjoyable setting for preparing and cooking homemade meals.

HALLWAY

5'10" x 14'8" (1.80 x 4.49)

Continuing through to the stylish hallway, you are welcomed by a spacious and well-presented area, finished in neutral tones and complemented by attractive hardwood flooring. Overhead spotlights provide ample illumination, while the staircase leads seamlessly to the first floor of the property. The hallway benefits from useful under-stairs storage, offering a convenient space for coats, shoes and other outdoor essentials, particularly for those entering through the side door. Wall-mounted radiators provide additional warmth and comfort throughout. Heading upstairs, the landing provides access to the family bathroom, all three bedrooms and the loft entrance, creating a practical and well-arranged layout for family living.

BATHROOM

6'2" x 6'9" (1.90 x 2.06)

The family bathroom is thoughtfully arranged and comprises a shower, WC and washbasin, providing all the essential facilities for everyday convenience. The washbasin benefits from fitted storage cupboards beneath, offering practical space for toiletries and bathroom essentials, while an additional shelf and mirror provide further storage and functionality. A frosted UPVC window allows natural light to enter the room while maintaining privacy. Completing the space is a modern vertical radiator, making excellent use of the available wall space while helping to keep the room warm and comfortable without compromising on floor space.

BEDROOM ONE

12'0" x 11'11" (3.67 x 3.65)

Entering the first bedroom, you are welcomed by a bright and comfortable space, finished with soft, plush grey carpeting underfoot, creating a cosy and relaxing atmosphere. Natural light flows into the room, enhancing its inviting feel and making the most of the available space. The bedroom comfortably accommodates a small double bed, while still leaving ample room for wardrobes and additional bedroom furniture, providing practical storage for everyday clothing without compromising on floor space.

BEDROOM TWO

12'6" x 11'10" (3.83 x 3.62)

The master bedroom offers a spacious and inviting retreat, benefiting from fitted built-in wardrobes that provide excellent storage while keeping the room feeling neat and uncluttered. There is still plenty of room to comfortably accommodate a double bed alongside a bedside table, making the most of the available floor space. Finished with soft, plush carpeting underfoot, the room has a warm and cosy feel throughout. A distinctive curved window acts as an attractive feature, allowing an abundance of natural light to brighten the space, while the accompanying radiator ensures the room remains warm and comfortable all year round.

BEDROOM THREE

5'11" x 7'1" (1.81 x 2.16)

The third bedroom offers a versatile space that can be tailored to suit a variety of needs, whether used as a nursery, home office, gaming room or study. Despite its more compact proportions, the room makes practical use of the available space and comfortably accommodates a desk, making it ideal for those working or studying from home. Finished with attractive hardwood flooring, this room provides a flexible addition to the property.

EXTERNAL

Externally, the property boasts a well-maintained frontage, featuring a neatly presented lawn and a private driveway providing convenient off-street parking. To the side, the garden incorporates established flower beds and decorative stonework, offering an ideal opportunity for gardening enthusiasts to add their own touches and make the most of the outdoor space.

To the rear, a generously proportioned, fully enclosed garden provides a private setting for outdoor relaxation and family activities. With plenty of room to enjoy during the warmer months, this space offers excellent potential for families, keen gardeners and those who enjoy entertaining outdoors.

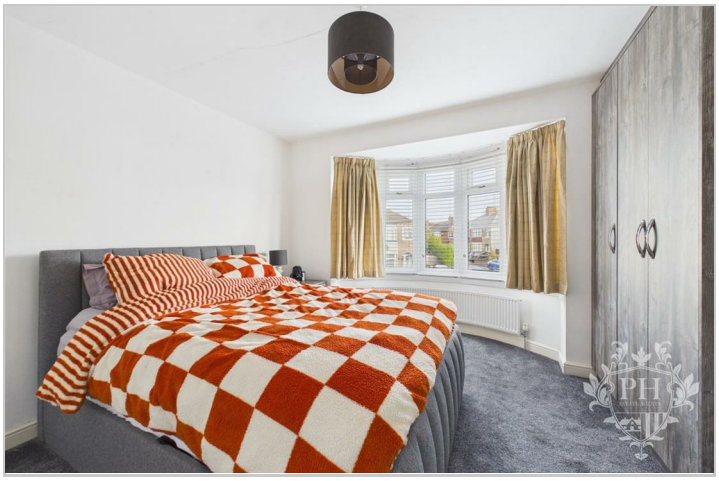
IMPORTANT INFORMATION

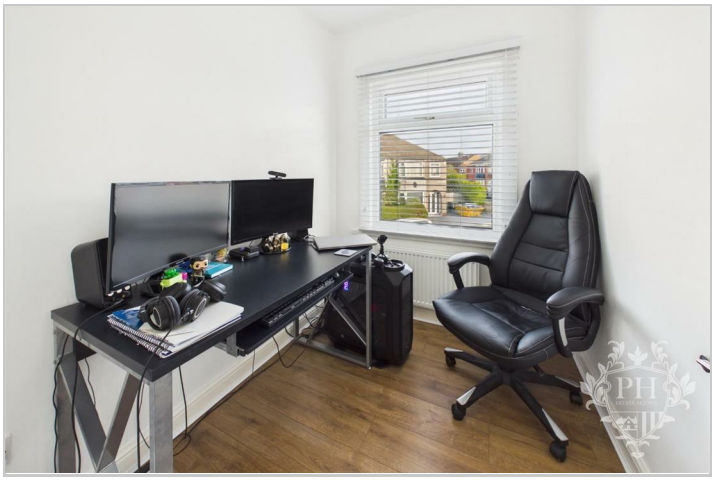
Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.
How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process 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.









Road Map



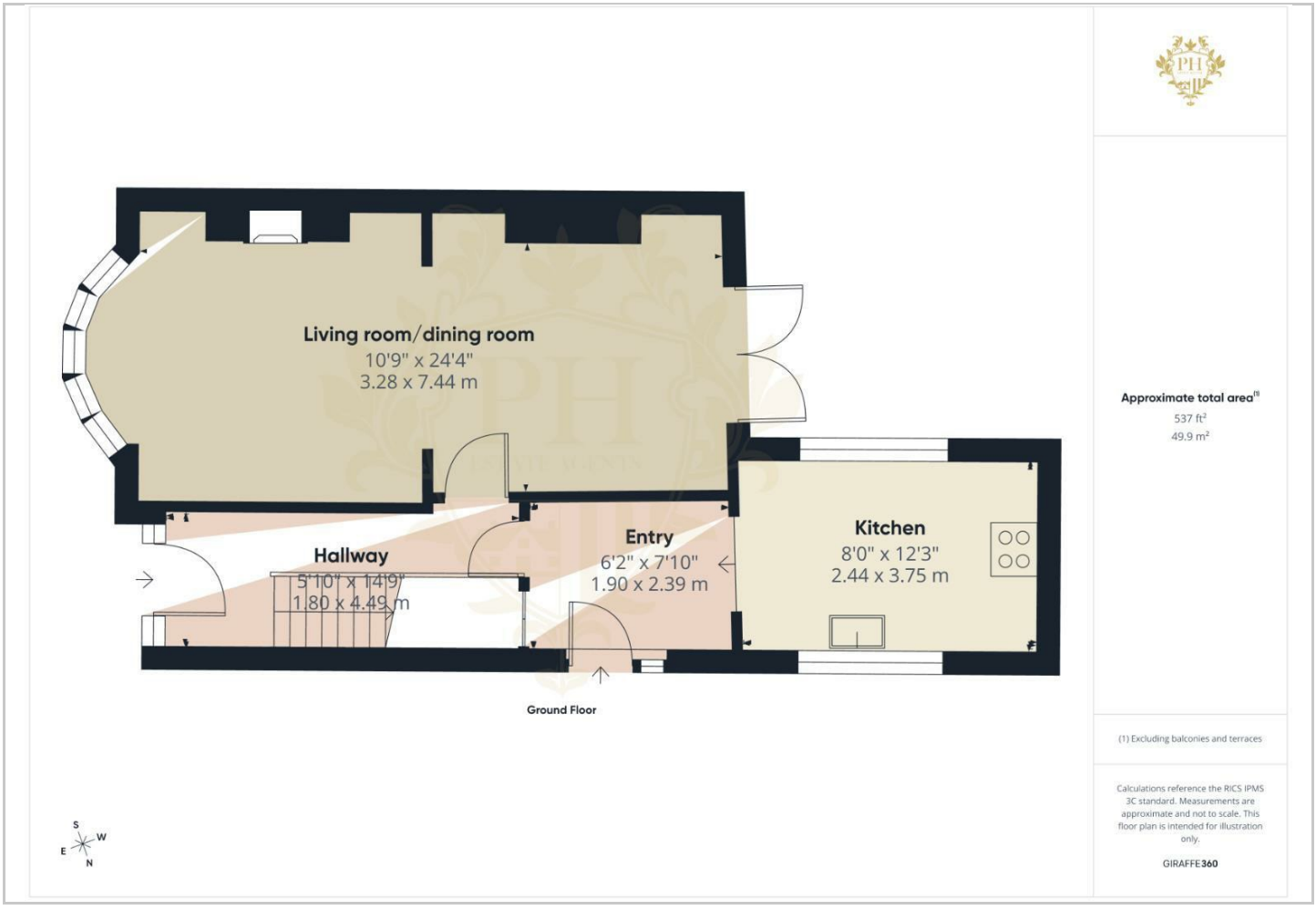
Hybrid Map



Terrain Map



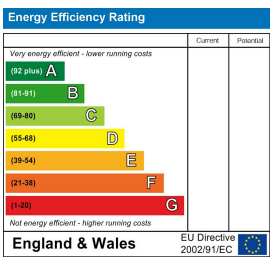
Floor Plan



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



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