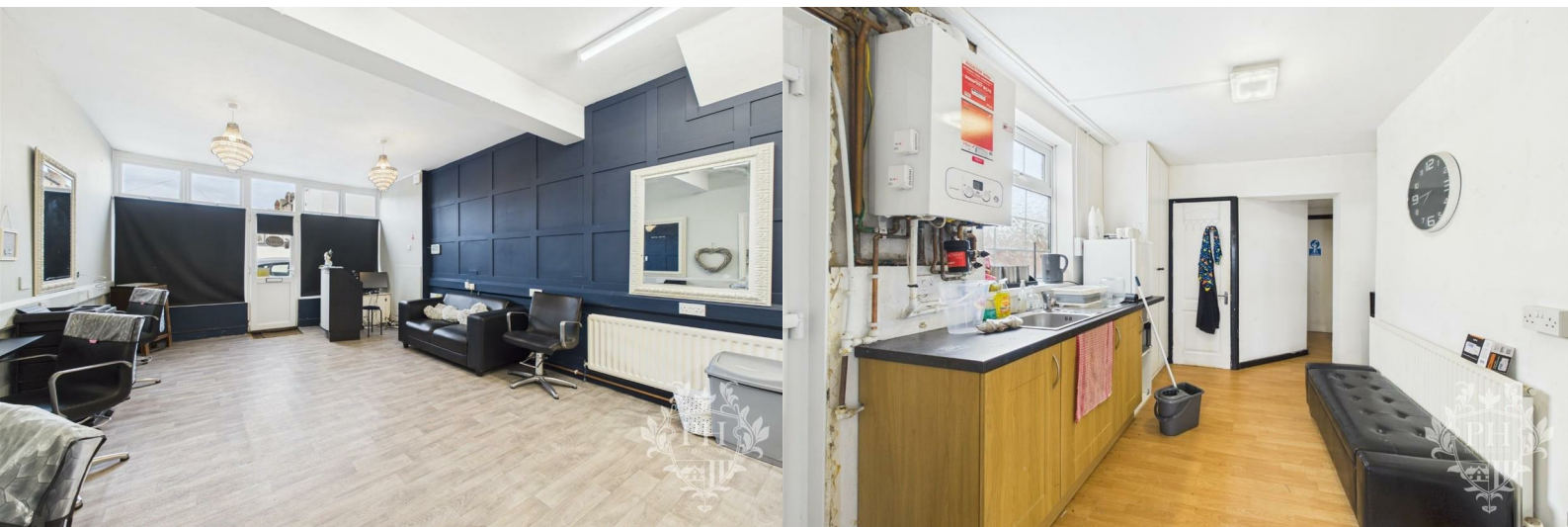




Flat, 5 Mosman Terrace , Middlesbrough, TS3 6QG

Asking Price £99,950



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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.

Shop Floor

14'3" x 23'6" (4.35 x 7.18)

The shop floor is designed to be both welcoming and functional, featuring light laminate flooring that brightens the entire space and is easy to maintain. The walls are paneled in a crisp blue, adding a fresh and vibrant touch that sets a cheerful tone for clients. Throughout the area, dedicated stations are set up for hairdressing, each thoughtfully arranged to give stylists plenty of room to work. There's also a designated hair washing basin, making it convenient for both staff and clients. At the entrance, a reception area offers a friendly first impression, providing a comfortable spot for guests to check in and wait. The overall layout is practical and stylish, creating an inviting environment for both customers and staff.

Kitchen

9'2" x 12'1" (2.80 x 3.70)

The kitchen features warm wooden flooring that adds a natural,

inviting touch to the space. The walls are painted a light color, which helps reflect sunlight and keeps the room feeling bright and open. Wooden cupboards line the walls, lending a classic and timeless feel, while dark countertops provide a striking contrast and a sense of sophistication. A large window allows plenty of natural light to flood in, illuminating every corner and making the kitchen a cheerful, welcoming place to cook and gather.

Utility

3'7" x 4'8" (1.10 x 1.44)

Upstairs Flat

Accessed via separate external door, there is also access from ground floor shop.

Living Room

13'10" x 10'5" (4.22 x 3.19)

The living room is bright and welcoming, with light-colored floors that create a fresh, airy feel. The walls are painted in a similarly pale shade, which helps to reflect the abundance of natural light streaming in through the windows. Sunlight fills the space throughout the day, making the room feel open and cheerful—a perfect spot for relaxing or entertaining.

Kitchen

9'4" x 7'4" (2.85 x 2.25)

Bedroom

7'5" x 11'2" (2.28 x 3.41)

The bedroom features pale oak flooring that brings a touch of warmth and natural elegance to the space. The walls are painted in a light, neutral color, enhancing the room's sense of openness

and calm. A double-glazed window allows plenty of sunlight to pour in while also offering excellent insulation, so the room stays comfortable year-round. Altogether, the space feels bright, peaceful, and inviting—an ideal place to unwind.

Bathroom

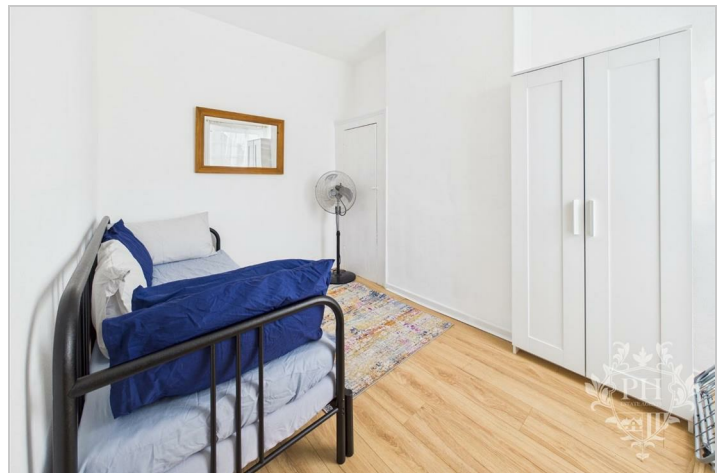
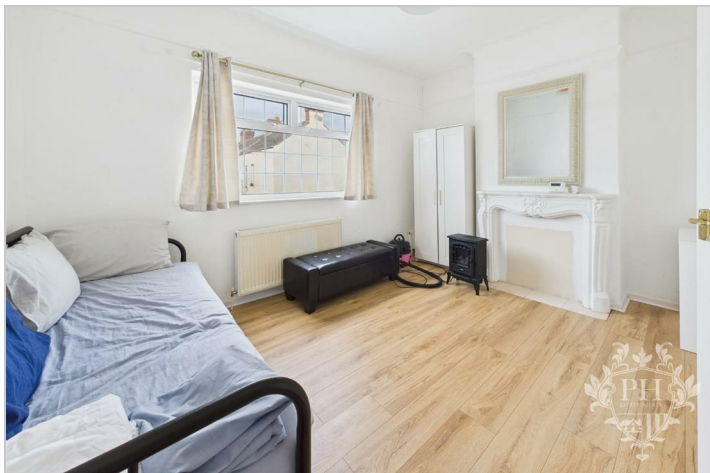
6'11" x 4'6" (2.11 x 1.39)

The bathroom is bright and welcoming, filled with natural light that filters gently through a frosted window. This feature ensures privacy while keeping the space airy and uplifting. The room is equipped with an electric shower, a comfortable bath, a modern toilet, and a sleek sink, combining practicality with a fresh, clean feel. The overall effect is a cheerful, functional bathroom that's ideal for both quick mornings and relaxing evenings.

Information

Council tax band A / Old EPC energy rating E / This is a freehold property / Mains utilities and sewerage with no known rights of way affecting this property / On road parking

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.



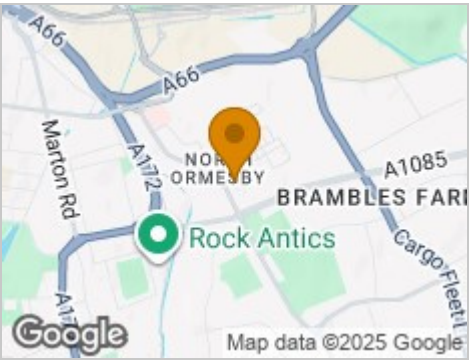
Road Map



Hybrid Map



Terrain Map



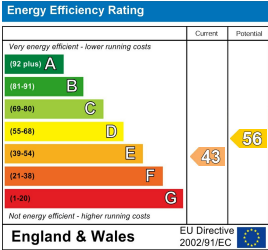
Floor Plan



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.