

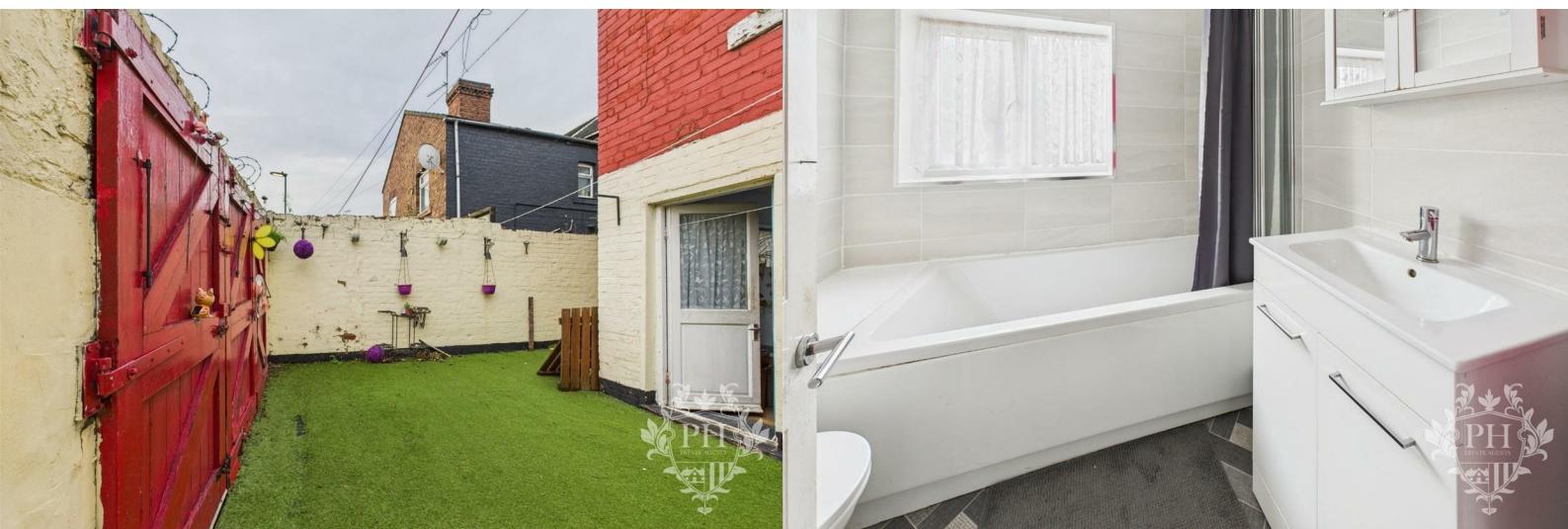


PH ESTATE AGENTS



87 Bolckow Road  
Grangetown, Middlesbrough, TS6 7ED

Offers In The Region Of £85,000



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### HALLWAY

5'5" x 21'5" (1.65m x 6.53m)

The property is entered via a small front garden, leading through a wooden door into a long and welcoming hallway. This central space provides access to the reception/dining room, the kitchen, and the staircase to the first floor. The hallway is finished with laminate flooring and includes a fitted radiator, while useful understairs space adds practical storage and functionality.

### RECEPTION/ DINING ROOM

12'2" x 12'9" - 10'8" x 12'8" (3.71m x 3.89m - 3.25m x 3.86m)

To the front of the room is the reception area, which offers ample space for a large corner sofa along with additional storage units. This area is enhanced by a bay window that allows plenty of natural light, a fitted radiator, and an attractive fire surround housing a gas coal fire, creating a warm and welcoming focal point.

To the rear, the dining area comfortably accommodates a dining table with space for additional storage units. This section of the room also benefits from a window providing natural light, a further radiator, and a second fire surround with a gas coal fire, making it an ideal space for both everyday dining and entertaining.

### KITCHEN

9'10" x 17'5" (3.00m x 5.31m)

The kitchen is generous in size and is fitted with an array of light wood-effect wall, base, and drawer units, complemented by contrasting dark worktops. There is ample space for freestanding appliances, making the layout both practical and flexible. A window and external door provide natural light and lead directly out to the low-maintenance rear yard. Additional features include a fitted radiator, laminate flooring, and a stylish white brickwork tile splashback, enhancing the kitchen's bright and functional appeal.

### LANDING

5'5" x 8'4" - 5'5" x 8'0" (1.65m x 2.54m - 1.65m x 2.44m)

The split-level landing benefits from high ceilings, creating a bright and airy feel, and provides access to three spacious bedrooms as well as the loft, offering both character and practicality to the first-floor layout.

### BEDROOM ONE

16'8" x 12'10" (5.08m x 3.91m)

The first bedroom is positioned to the front aspect of the property and offers a generously sized layout, comfortably accommodating a king-size bed along with larger storage units. The room is enhanced by a bay window that allows an abundance of natural light to fill the space, and is finished with fitted carpet and a radiator, creating a bright and comfortable bedroom.

### BEDROOM TWO

10'9" x 12'9" (3.28m x 3.89m)

The second bedroom is centrally located on the first floor and offers ample

space to comfortably accommodate a double bed along with larger storage units. The room benefits from a window providing natural light and a fitted radiator, making it a well-proportioned and comfortable bedroom.

### BEDROOM THREE

9'9" x 9'11" (2.97m x 3.02m)

The third bedroom is positioned to the rear of the property and provides space for a single bed along with limited storage units. The room benefits from a window allowing natural light to enter, as well as a fitted radiator, making it a practical and comfortable bedroom.

### FAMILY BATHROOM

6'3" x 7'0" (1.91m x 2.13m)

The modern family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachments, a hand basin with storage cupboard below, and a low-level WC. The room is finished with a tiled surround and benefits from a frosted window providing natural light and privacy, along with a fitted radiator, creating a clean and contemporary bathroom space.

### EXTERNAL

The property benefits from on-street parking and a small front garden enclosed by a wall and gate, providing a neat and welcoming frontage. To the rear, there is a generously sized, low-maintenance yard with brick surrounds and gated access, offering a secure and practical outdoor space.

### 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.

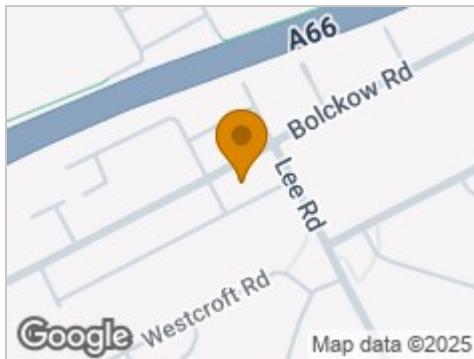
#### Terms & Conditions / Disclaimers

- 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



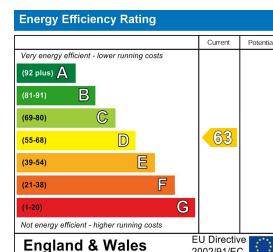
## Floor Plan



## 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



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.