



PH ESTATE AGENTS



27 Lord Close  
, Middlesbrough, TS5 8FF

£235,000



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## HALLWAY

4'3" x 5'10" (1.30m x 1.78m)

Step inside through the sleek black composite front door and you're greeted by a bright, contemporary hallway. Warmth from a modern radiator fills the space, while tasteful finishes create an inviting first impression. From here, you can head straight into the spacious main reception room or take the stairs up to the first floor, setting the tone for the rest of the home.

## RECEPTION ROOM

11'6" x 20'1" (3.51m x 6.12m)

The main reception room sits at the front of the property, immediately catching the eye with its sleek, contemporary style. Spacious enough to comfortably accommodate a two-piece suite along with extra furnishings, this inviting space is anchored by a striking modern media wall, complete with an electric fire below that adds warmth and ambiance. A large UPVC double-glazed window lets in plenty of natural light, while a radiator keeps the room cozy. Thoughtfully designed, the room offers easy access to the dining area, kitchen, and playroom, making it both practical and perfect for family living or entertaining guests.

## DINING ROOM

13'0" x 9'1" (3.96m x 2.77m)

The dining room seamlessly connects to the kitchen, offering ample space for a generous table and chairs—perfect for family meals or entertaining guests. One wall is lined with mirrors, enhancing the sense of light and openness throughout the room. Bi-folding doors open directly onto the garden, inviting fresh air and natural views inside, while a ceiling window bathes the space in sunlight. Double doors lead into the reception room, creating an easy flow between living areas, and there's also access to a convenient storage cupboard for keeping essentials neatly tucked away.

## KITCHEN

7'8" x 13'9" (2.34m x 4.19m)

The kitchen features sleek, white high-gloss wall cabinets, base units, and spacious drawers, all accented by elegant marble-effect worktops. Modern built-in appliances are seamlessly integrated into the design, offering both style and convenience. Natural light pours in through a large UPVC double-glazed window, brightening the space and creating an inviting atmosphere. A convenient doorway leads directly to the ground floor w.c., making the kitchen both practical and welcoming.

## GROUND FLOOR W.C

4'7" x 2'11" (1.40m x 0.89m)

The ground floor w.c. is reached through a door leading off the kitchen. Inside, you'll find a compact yet thoughtfully designed space featuring a modern two-piece suite: a sleek corner basin that tucks neatly against the wall, and a low-level w.c. The walls are partially tiled in a tasteful pattern, offering both style and practicality, while a polished chrome radiator adds a contemporary touch and keeps the room comfortably warm.

## PLAYROOM

7'11" x 12'5" (2.41m x 3.78m)

The garage has been thoughtfully transformed into a versatile space that works perfectly as a playroom or as a second reception area for gatherings. It features a modern UPVC double-glazed window that lets in plenty of natural light, as well as a radiator to keep the room warm and comfortable year-round.

## FIRST FLOOR LANDING

3'1" x 12'10" (0.94m x 3.91m)

The first floor landing serves as a bright and welcoming space, featuring a UPVC double glazed window that fills the area with natural light and a radiator to keep things cozy. From here, you can enter two generously sized bedrooms as well as the family bathroom. The landing also provides access to the staircase leading up to the second floor.

## BEDROOM ONE

8'3" x 11'0" (2.51m x 3.35m)

Tucked away at the back of the house, the first bedroom offers a quiet retreat with plenty of room for a double bed and generous storage options, like a spacious wardrobe or chest of drawers. Natural light pours in through a large UPVC double-glazed window, and a radiator ensures the space stays warm and comfortable year-round.

## BEDROOM TWO

8'2" x 7'1" (2.49m x 2.16m)

The second bedroom sits at the front of the house, offering a pleasant view through its UPVC double glazed window that lets in plenty of natural light. While it's the smallest of the three bedrooms, there's still ample space for a single bed, and the built-in sliding wardrobes provide convenient storage without crowding the room. A radiator ensures the space stays warm and comfortable year-round.

## SECOND FLOOR LANDING

2'11" x 3'1" (0.89m x 0.94m)

The second floor landing gains access to the master bedroom.

## BEDROOM THREE

11'7" x 12'9" (3.53m x 3.89m)

The third bedroom sits on the second floor, offering ample space for a comfortable double bed and generous additional storage. Natural light pours in through a UPVC double-glazed window, and the room is kept cozy by a fitted radiator. A standout feature is the walk-in wardrobe, complete with built-in shelving to keep everything organized and within easy reach. The bedroom also boasts a private en-suite bathroom, featuring a spacious double step-in shower cubicle with a thermostat-controlled shower, a sleek hand basin, and a modern low-level toilet. The en-suite is brightened by a skylight window and finished with elegant tiled walls and a gleaming chrome radiator, creating a relaxing, spa-like atmosphere.

Tel: 01642 462153

## EXTERNAL

This property features convenient off-street parking for two vehicles, ensuring you never have to worry about finding a spot. Step out back to discover a spacious rear garden, perfect for relaxing or entertaining, complete with a generous patio area ideal for summer barbecues or evening gatherings. Located just a short drive from local schools, essential amenities, and major road connections, this home offers both comfort and accessibility for busy modern living.

## 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.

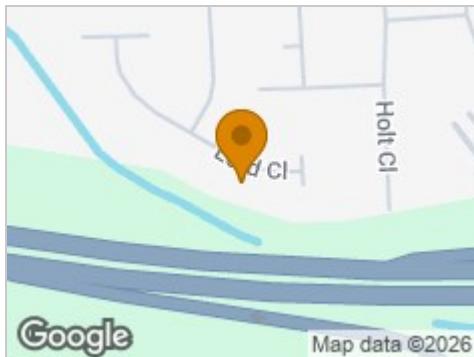
#### Terms & Conditions / Disclaimers

- 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.



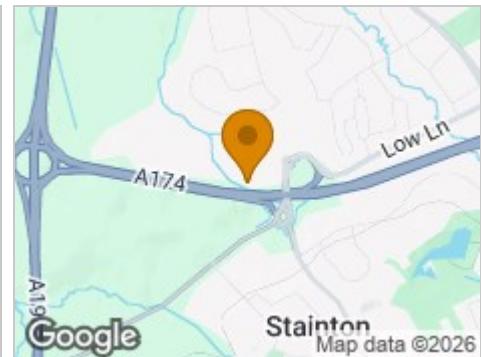
## Road Map



## Hybrid Map



## Terrain Map



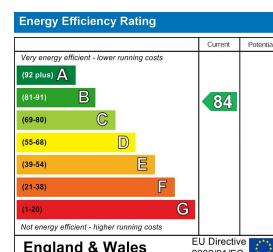
## Floor Plan



## 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.