



71 Park Avenue
, Middlesbrough, TS6 0AF

£120,000



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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.

HALLWAY

11'8" x 6'2" (3.56m x 1.88m)

Step into a welcoming entrance hall through a white UPVC double-glazed door. This bright, airy space serves as the heart of the home, providing seamless access to both the reception room and kitchen-diner. Natural light streams in through a side-facing UPVC window, creating an inviting atmosphere throughout. The hallway features a practical under-stairs storage cupboard—perfect for coats and shoes—while a modern double radiator ensures year-round comfort. A carpeted staircase leads gracefully to the first floor, its clean lines complementing the hallway's fresh, contemporary feel.

RECEPTION ROOM

12'11" x 12'3" (3.94m x 3.73m)

This welcoming reception room offers generous proportions, anchored by an elegant corner sofa that fits perfectly within the space. A striking feature fireplace serves as the room's natural focal point, adding both warmth and character. Natural light streams through the large UPVC double-glazed window, brightening the entire space, while a modern radiator ensures year-round comfort. The thoughtful layout creates an inviting atmosphere perfect for both relaxation and entertaining.

KITCHEN DINER

10'2" x 19'0" (3.10m x 5.79m)

This elegant kitchen-diner serves as the heart of the home, featuring rich, dark wood cabinetry that lines the walls with both base units and overhead storage. The sleek drawer fronts echo the same sophisticated wood effect, creating a seamless look that pairs beautifully with the smooth, coordinating worktops. Modern integrated appliances blend effortlessly into the design, while natural light floods in through a large UPVC double-glazed window and glass patio doors that lead to the outside space. The generous floor plan easily accommodates a full-sized dining table, making this space perfect for everything from casual family meals to dinner parties. A well-placed radiator ensures year-round comfort in this versatile room, which strikes an ideal balance between practical functionality and stylish design.

Tel: 01642 462153

LANDING

8'8" x 6'6" (2.64m x 1.98m)

The landing gains access to the three spacious bedrooms, family bathroom, loft space and built-in storage cupboard.

BEDROOM ONE

11'1" x 9'9" (3.38m x 2.97m)

Bathed in natural light from a large UPVC double-glazed window, this welcoming front bedroom offers a peaceful retreat. The thoughtfully designed space easily accommodates a double bed and matching bedside tables, while clever built-in storage solutions help keep the room clutter-free. A well-positioned radiator ensures cozy comfort year-round, and the room's front-facing position provides pleasant views of the neighborhood. The neutral decor and practical layout make this an ideal space for rest and relaxation.

BEDROOM TWO

8'8" x 10'11" (2.64m x 3.33m)

Tucked away at the back of the property, the peaceful second bedroom offers a versatile space that comfortably fits a double bed. The room features sleek, contemporary wall cladding that adds a touch of sophistication, while a UPVC double-glazed window bathes the space in natural light and provides excellent insulation. A practical built-in cupboard offers discreet storage solutions, and there's still plenty of room for additional wardrobes or chest of drawers. The well-positioned radiator ensures year-round comfort, making this a cozy retreat perfect for family members or guests.

BEDROOM THREE

7'7" x 8'11" (2.31m x 2.72m)

Positioned at the front of the property, the versatile third bedroom currently serves as a productive home office space. Bathed in natural light from a UPVC double-glazed window, this cozy room offers enough space to comfortably accommodate a single bed along with select storage pieces. The strategically placed radiator ensures year-round comfort, while the

room's front-facing position provides pleasant views of the street below. Whether used as a bedroom, home office, or study, this adaptable space makes the most of its compact footprint while maintaining a bright and welcoming atmosphere.

FAMILY BATHROOM

5'4" x 7'7" (1.63m x 2.31m)

Step into a well-appointed family bathroom where luxury meets functionality. The three-piece suite features a deep-set bathtub with a paneled back, complemented by modern shower attachments for versatile bathing options. A hand basin provides ample space for daily routines, while the discrete low-level toilet adds to the room's clean lines. Floor-to-ceiling tiles in neutral tones create a seamless, spa-like atmosphere, their polished surface reflecting light from two generous UPVC double-glazed windows. The thoughtfully placed chrome towel warmer adds both practicality and comfort, ensuring warm, fluffy towels are always at hand. Natural light floods the space through the dual windows, creating an airy, inviting ambiance that transforms this essential room into a peaceful retreat.

EXTERNAL

Pull into your private driveway, where two vehicles can comfortably park side-by-side away from the street. Beyond the house, a spacious garden unfolds – perfect for both relaxation and play. The sun-drenched patio begs for summer barbecues and morning coffee, while the lush grass provides plenty of room for kids to run or a garden enthusiast to work their magic. Just minutes away by car, you'll find everything you need: bustling shops and well-regarded schools that serve the community.



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.