



7 Oldgate

, Middlesbrough, TS6 9LP

Offers In The Region Of £145,000



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RECEPTION ROOM

14'10" x 13'11" (4.52m x 4.24m)

Step inside through a sleek black composite door and you're greeted by a reception room filled with natural light. There's plenty of space for a cozy two-piece suite, with extra room left over for bookshelves, cabinets, or whatever storage you need. The modern laminate flooring catches the sunlight from a wide UPVC double glazed bay window, making the whole space feel even brighter. A radiator offers warmth on chilly days, while a handy understair cupboard keeps everyday clutter neatly out of sight. From here, you can move easily into the kitchen or head upstairs to the first floor.

KITCHEN

7'7" x 13'11" (2.31m x 4.24m)

The kitchen features a striking selection of white, high-gloss units lining the walls, base, and drawers, their sleek surfaces catching and reflecting the light. Pale wood-effect worktops stretch across the cabinetry, offering a warm contrast and ample space for meal prep. A built-in electric oven sits seamlessly within the layout, crowned by a gleaming glass hob that serves as a modern centerpiece. The flooring is a contemporary laminate that extends smoothly from the reception room, tying the spaces together. Natural light pours in through a large UPVC double-glazed window, and a set of elegant French doors open directly onto the decking, inviting the outdoors in. There's a generous room for free-standing appliances, allowing you to configure the space to suit your needs.

LANDING

5'0" x 6'0" (1.52m x 1.83m)

The landing opens up to reveal two inviting bedrooms, a spacious family bathroom, and a convenient storage cupboard. Natural light pours in through a UPVC double glazed window on the side, brightening the space and highlighting the soft, plush carpeting underfoot. The area is finished with a sleek, modern oak banister, which features elegant glass panels that add a touch of contemporary style to the landing.

BEDROOM ONE

9'10" x 10'10" (3.00m x 3.30m)

The first bedroom sits at the front of the house, catching the natural light that pours in through two large UPVC double glazed windows. There's plenty of room for a full-sized double bed, plus larger

wardrobes or storage units without feeling cramped. Soft carpeting adds warmth underfoot, and a radiator keeps the space cozy year-round.

BEDROOM TWO

12'5" x 7'8" (3.78m x 2.34m)

The second bedroom is located at the back of the property, offering enough space for a double bed and a few smaller storage pieces. Natural light streams in through a UPVC double glazed window, while a fitted radiator keeps the room comfortable. Soft carpeting underfoot adds a touch of warmth and coziness to the space.

FAMILY BATHROOM

7'4" x 5'10" (2.24m x 1.78m)

The family bathroom features a classic white three-piece suite, consisting of a deep paneled bathtub perfect for soaking, a sleek hand basin, and a modern low-level toilet. Warmth is provided by a well-placed radiator, while the surrounding walls are finished with elegant tiles that add both style and practicality. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the space.

EXTERNAL

At the front of the property, you'll find a charming walled garden designed for easy upkeep, offering both privacy and a welcoming first impression. A shared driveway provides convenient access to the garage, making parking hassle-free. Step out back to discover a spacious, securely fenced garden featuring a generous stretch of lawn and a raised decking area—perfect for outdoor dining or relaxing in the sun. The location is ideal for families or commuters, with local shops, reputable schools, and quick access to the A174 all just a short drive away.

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:

Tel: 01642 462153

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.

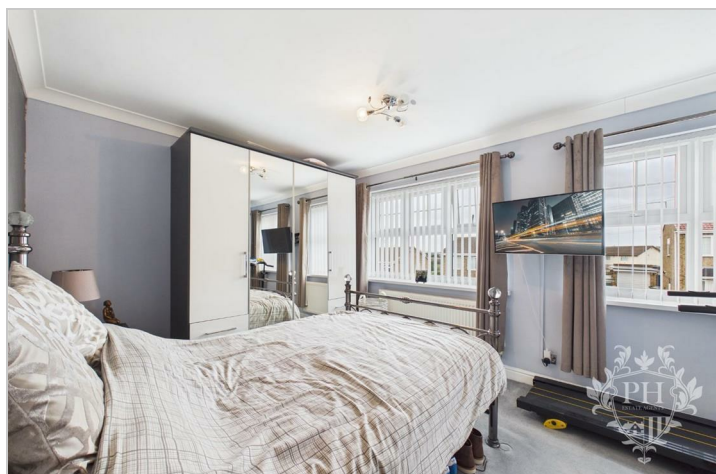
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.



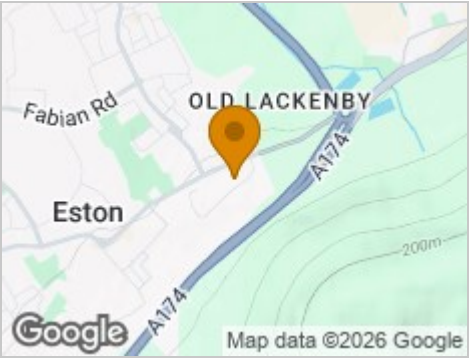
Road Map



Hybrid Map



Terrain Map



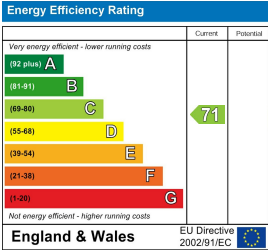
Floor Plan



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.