PH ESTATE AGENTS



26 Blenheim Road South

, Middlesbrough, TS4 2GB

Offers In The Region Of £154,950 3 3 1



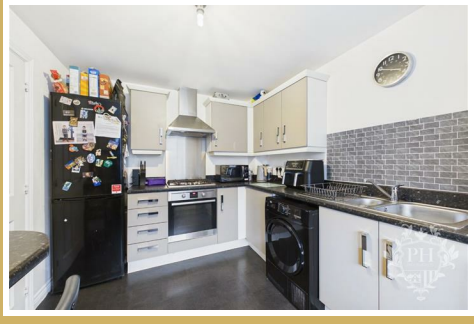


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HALLWAY

10'8" x 4'0" (3.25m x 1.22m)

Step through the pastel green composite door and you'll find yourself in a luminous hallway, where sunlight dances across sleek, tiled floors. The space feels fresh and inviting, with a contemporary radiator adding warmth and comfort. Modern wallpaper lines the walls, lending a stylish touch that sets the tone for the rest of the home. From here, you have easy access to the reception and dining area, the well-appointed kitchen, a convenient ground floor w.c, and the staircase leading to the first floor.

RECEPTION/ DINING ROOM

13'9" x 12'8" (4.19m x 3.86m)

Tucked away at the back of the house, the reception and dining room offers a spacious, inviting retreat that easily fits a generous corner sofa and several storage units, all without crowding the space. There's a dedicated area for a dining table, thoughtfully positioned so that mealtimes never feel squeezed or uncomfortable. Sunlight streams in through a large UPVC double-glazed window and a set of elegant French doors, which open directly onto the garden and blur the line between indoors and out on bright days. Warm laminate flooring stretches across the room, complemented by a modern radiator that keeps things cozy year-round. For added convenience, a discreet understairs cupboard provides handy extra storage, keeping the room organized and clutter-free.

KITCHEN

10'8" x 8'8" (3.25m x 2.64m)

The kitchen features a stylish collection of mink-colored wall, base, and drawer units, each accented with sleek chrome handles. Dark, speckled countertops stretch along the cabinetry, creating a striking contrast and providing ample workspace. At the heart of the kitchen sits a built-in electric oven, seamlessly integrated below a modern gas hob. There's plenty of room for your freestanding appliances, so you won't have to compromise on convenience or style. A breakfast bar offers a casual spot for morning coffee or quick meals. Natural light pours in through a UPVC double-glazed window, while a radiator ensures the space stays warm and inviting year-round.

GROUND FLOOR W.C

6'8" x 3'2" (2.03m x 0.97m)

The ground floor w.c features a modern two-piece suite, comprising a sleek low-level hand basin and a matching toilet. Crisp white paint brightens the room, giving it a fresh, airy feel. A radiator ensures the space stays warm and comfortable year-round, while a frosted UPVC double-glazed window allows natural light to filter in softly, maintaining privacy without sacrificing brightness.

LANDING

11'1" x 3'3" (3.38m x 0.99m)

The landing opens onto three generously sized bedrooms, a well-appointed family bathroom, and provides access to the loft. This space has been updated with plush, dark grey carpeting that extends seamlessly into two of the bedrooms, creating a sense of cohesion and comfort. A UPVC double glazed window on the side wall fills the area with natural light, while a crisp white banister adds a fresh, modern touch to the overall look.

BEDROOM ONE

11'10" x 9'4" (3.61m x 2.84m)

Tucked away at the rear of the property, the first bedroom offers a peaceful retreat with ample room for a double bed and generous storage options, such as wardrobes or chests of drawers. Freshly laid grey carpeting adds a touch of modern style and comfort underfoot, while a large UPVC double-glazed window fills the space with natural light and ensures excellent insulation. The bedroom is kept cozy year-round by an efficient radiator, and it enjoys the added convenience of direct access to a private en-suite bathroom.

EN-SUITE

4'5" x 6'9" (1.35m x 2.06m)

The En-Suite features a well-appointed three-piece suite, including a spacious step-in shower cubicle fitted with a modern thermostat-controlled shower and a sleek sliding glass door. A stylish hand basin sits beneath a mirrored cabinet, offering both practicality and a touch of elegance. The room is completed by a contemporary low-level w.c. and a wall-mounted radiator, ensuring comfort and warmth year-round.

BEDROOM TWO

9'10" x 9'2" (3.00m x 2.79m)

The second bedroom sits at the front of the house, catching the morning light through a wide UPVC double-glazed window. There's ample room for a double bed, with space left over for generous wardrobes or additional storage pieces. A soft grey carpet underfoot adds a modern, cozy touch, while a radiator keeps the room comfortable year-round.

BEDROOM THREE

6'8" x 6'6" (2.03m x 1.98m)

Tucked away at the back of the house, the third bedroom offers a cozy retreat that's perfectly sized for single bunk beds. Sunlight filters in through a UPVC double glazed window, giving the space a bright, welcoming feel. While storage options are somewhat limited—there isn't much room for large wardrobes or chests—the room still manages to feel comfortable and warm, thanks to a well-placed radiator that keeps it snug throughout the year.

FAMILY BATHROOM

6'4" x 6'6" (1.93m x 1.98m)

The spacious family bathroom sits at the front of the house, bathed in natural light from a large, frosted UPVC double-glazed window that ensures both brightness and privacy. Inside, you'll find a classic three-piece suite featuring a sleek paneled bathtub perfect for relaxing soaks, a modern hand basin, and a low-level toilet. The crisp white walls, complemented by stylish partial tiling, create a fresh and inviting atmosphere, while a built-in radiator keeps the room warm and comfortable year-round.

EXTERNAL

To the front of the property, you'll find a spacious double driveway, providing ample parking for multiple vehicles. Step around to the rear, where a fully fenced garden awaits—offering a blend of decking, perfect for outdoor seating or entertaining, and a generous grassy area ideal for play or relaxing in the sun. The current owner has cleverly utilized the space along the side of the house, transforming it into a covered shed that's perfect for storing bikes, gardening tools, or outdoor equipment. The location is incredibly convenient, with local shops, well-regarded schools, and the A66 just a short drive away. Middlesbrough town centre is also within easy reach, making this property a practical yet comfortable choice for modern living.

IMPORTANT INFORMATION

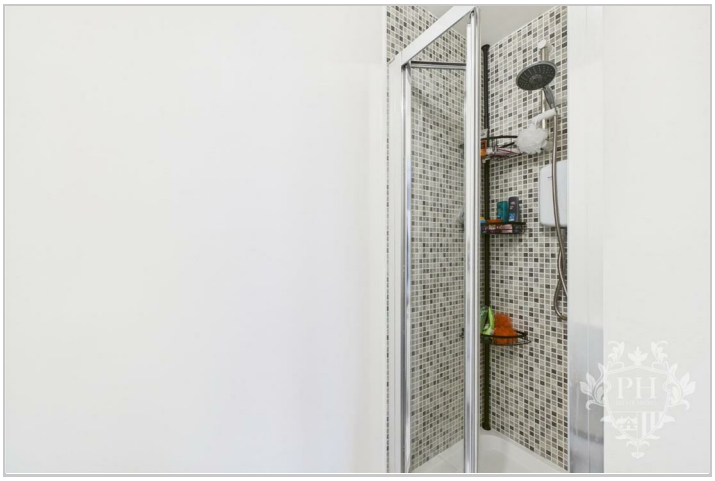
Important Information – Making Your Home Purchase Simple
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How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:
Identification
• Valid passport 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



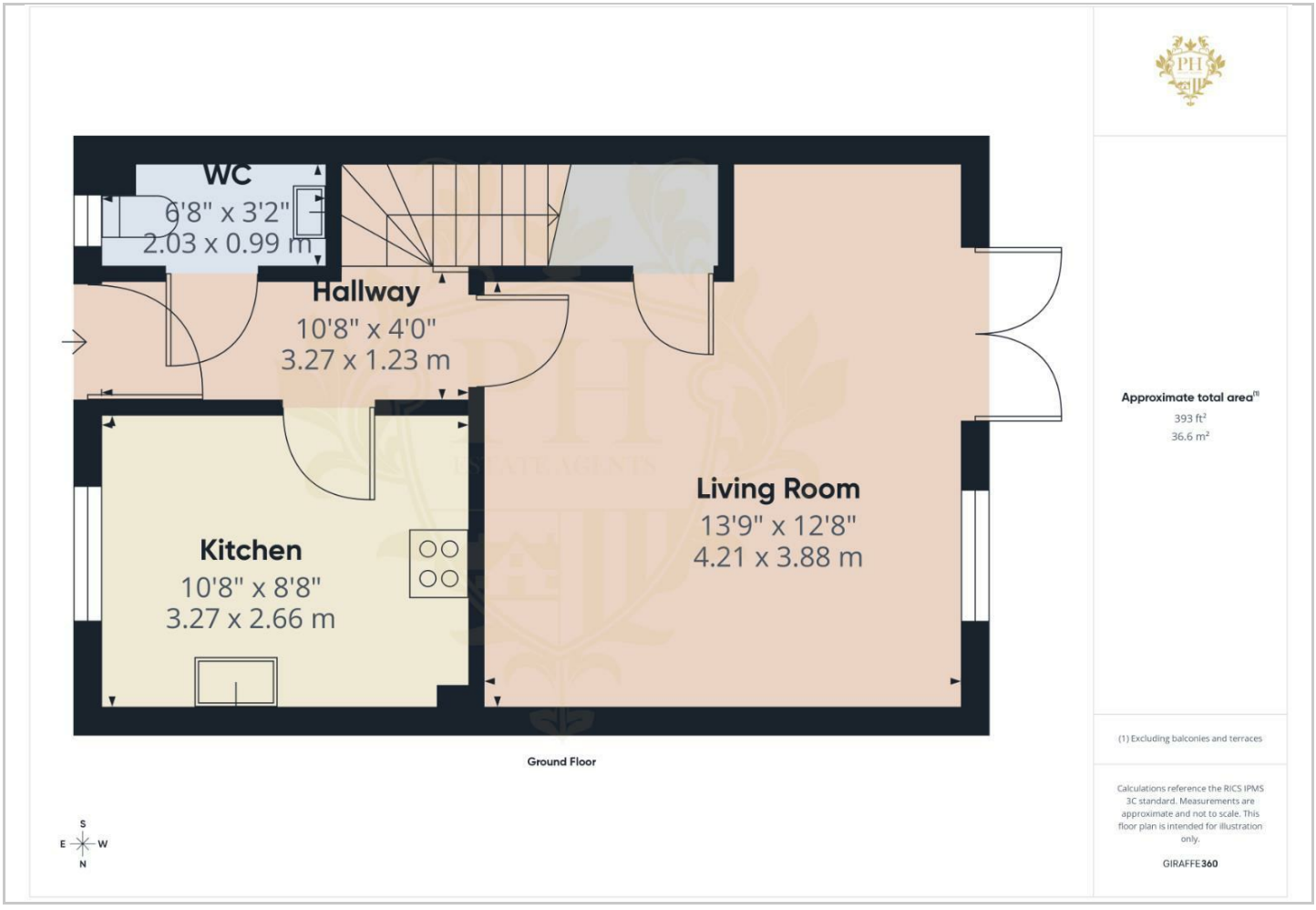
Hybrid Map



Terrain Map



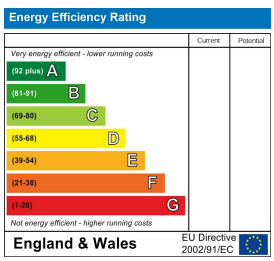
Floor Plan



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



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