



10 Bailey Grove

, Middlesbrough, TS3 7AJ

Offers In The Region Of £78,000



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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

13'4" X 5'4" - 4.06 X 1.64 M

This bright hallway benefits from carpet and understair storage cupboard, large radiator and gains access to the open plan reception/ dining room and first floor.

OPEN PLAN / DINING ROOM

13'2" X 11'5" - 4.02 X 3.49 M - 8'9" X 17'2" - 2.6

The large open-plan reception/dining room provides an ideal

space for family time. The room benefits from Two UPVC double glazed windows one of which is a bay window looking to the front aspect of the property and a large rear window. The radiators are situated to the front and rear giving the warmth needed and comprises grey carpet.

KITCHEN

12'3" X 10'0" - 3.76 X 3.05 M

This property comprises a large kitchen, featuring multiple wooden storage cupboards and drawers, dark worktops, and benefits from an integrated oven and electric hob. The room is bright from the UPVC double-glazed window and gains access to the rear yard and storage cupboard.

LANDING

8'7" X 5'7" - 2.63 X 1.71 M

The landing consists of a UPVC double glazed window to the side aspect of the property with modern stripe carpet and gains access to the three bedrooms, family bathroom and loft space.

BEDROOM ONE

11'0" X 9'4" - 3.35 X 2.86 M

Bedroom one is a large double with a UPVC double glazed bay window looking over the front garden. This room comprises a large radiator and can fit a double bed and also has the added benefit of built-in storage units for convenience.

BEDROOM TWO

11'3" X 9'4" - 3.43 X 2.85 M

This room is a spacious double located to the rear of the property with room for both a double bed and storage and benefits from a large UPVC double glazed window and radiator.

BEDROOM THREE

6'6" X 5'7" - 2.01 X 1.71 M

Bedroom three whilst small in size gives ample space for a single bed, and storage units & benefits from a large UPVC window and radiator.

FAMILY BATHROOM

6'6" X 5'7" - 2.00 X 1.71 M

Stylish White three-piece suite comprising; a paneled bath, pedestal wash hand basin, low-level w/c, modern square black tiles, dark lino to match wall tiles, extractor fan, radiator, double glazed window to rear aspect.

EXTERNAL

This property is situated on a quiet cul-de-sac and provides both on-street parking and off-street parking, with low maintenance front & rear gardens.



Road Map



Hybrid Map



Terrain Map



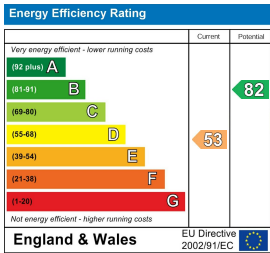
Floor Plan



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.