



## 2 Tothill Avenue , Middlesbrough, TS3 0RH

Offers In The Region Of £100,000



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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

5'10" x 6'9" (1.78m x 2.06m)

Step through the sleek black composite door from the landscaped front garden, and you'll find yourself in a sun-drenched hallway. Natural light streams in, creating an inviting first impression of this home. The hallway serves as the heart of the ground floor, offering direct access to both the welcoming reception room and the staircase leading to the first floor. Warm, honey-toned wood-effect laminate flooring stretches across the space, complementing the modern aesthetic, while a robust double radiator ensures comfort throughout the cooler months. The thoughtful design creates an atmosphere that's both practical and welcoming, setting the perfect tone for the rest of the home.

#### RECEPTION/ DINING ROOM

9'6" x 24'6" (2.90m x 7.47m)

Bathed in natural light, this versatile reception and dining area offers an airy, open-concept space that seamlessly blends comfort with functionality. A large UPVC double-glazed window at the front floods the room with morning sunshine, while elegant French doors at the rear create a seamless connection to the garden beyond. The rich wood-effect laminate flooring flows throughout, adding warmth and character to the space. Two strategically placed radiators ensure year-round comfort, while the thoughtful layout easily accommodates both a cozy living area and a dedicated dining space – perfect for everything from casual family meals to entertaining guests. The French doors not only frame lovely garden views but also blur the line between indoor and outdoor living, making the room feel even more spacious and inviting.

#### KITCHEN

6'0" x 11'6" (1.83m x 3.51m)

Despite its compact dimensions, this charming kitchen makes brilliant use of space with its thoughtfully arranged cabinetry. Crisp white units line both the walls and base, while sleek drawers provide ample storage throughout. The light wood-effect countertops create an inviting warmth, their honey tones providing a beautiful contrast against the pristine white cabinets. Natural light streams through the UPVC double-glazed window, bouncing off

the bright surfaces and making the space feel airy and welcoming. There's clever spacing for all your essential appliances, with enough room to move comfortably while preparing meals. A well-positioned radiator keeps the space cozy during cooler months, making this efficient kitchen as comfortable as it is functional.

### LANDING

5'8" x 11'1" (1.73m x 3.38m )

The landing gains access to the three spacious bedrooms, family bathroom and loft.

### BEDROOM ONE

10'0" x 14'7" (3.05m x 4.45m)

Peacefully positioned at the back of the property, the primary bedroom offers a tranquil retreat from the bustling world outside. Bathed in natural light streaming through its large UPVC double-glazed window, this generously proportioned room creates an airy, welcoming atmosphere. The strategically placed radiator ensures year-round comfort, while the well-thought-out layout provides ample space for a full double bed, matching bedside tables, and substantial storage furniture – perhaps a towering wardrobe or a chest of drawers – all while maintaining comfortable walking space. The room's rear location also promises quieter nights and enhanced privacy, making it an ideal sanctuary for rest and relaxation.

### BEDROOM TWO

7'0" x 10'0" (2.13m x 3.05m)

Bathed in natural light from a large UPVC double-glazed window, the second bedroom occupies a peaceful position at the front of the property. The well-proportioned room easily accommodates a small double bed while leaving space for bedside tables and a compact dresser. A thoughtfully designed built-in storage cupboard helps maximize the available space, perfect for tucking away seasonal items or extra linens. The modern radiator ensures year-round comfort, while the room's front-facing position offers pleasant views of the street below. The neutral walls and clean lines create an inviting blank canvas, ready to be transformed into a cozy guest room, home office, or children's bedroom.

### BEDROOM THREE

8'9" x 6'10" (2.67m x 2.08m )

Cozy yet practical, the third bedroom is thoughtfully designed to make the most of its intimate space. While it may be the most modest of the three bedrooms, it cleverly fits a single bed and a substantial storage piece without feeling cramped. Natural light streams through the energy-efficient UPVC double glazed window, brightening the space throughout the day, while the well-positioned radiator ensures warmth and comfort during cooler months.

### FAMILY BATHROOM

8'1" x 6'3" (2.46m x 1.91m )

Step into a thoughtfully designed bathroom featuring an elegant three-piece suite. A sleek, low-profile toilet sits discreetly along one wall, while a contemporary hand basin is enhanced by practical storage cabinets underneath, perfect for toiletries. The centerpiece is a modern wet room shower, where a crystal-clear glass screen creates a seamless divide. Premium thermostatic controls ensure the perfect water temperature every time, while floor-to-ceiling tiling in neutral tones adds a touch of sophistication. Natural light filters softly through a frosted UPVC double-glazed window, providing both brightness and privacy. A well-positioned radiator keeps the space comfortably warm, transforming this functional room into a cozy retreat for your daily routines.

### EXTERNAL

Welcoming you to the home, a lush green lawn stretches across the front garden, neatly contained by a protective fence that adds both charm and security. Around back, you'll discover a thoughtfully designed, paved garden space that's perfect for busy homeowners. Stone pavers create an elegant pattern, while vibrant flower beds add splashes of color and life without demanding constant attention. A sturdy brick shed provides valuable storage space, its traditional construction complementing the garden's overall aesthetic. The property's convenience extends to parking, with ample on-street spaces available both front and rear. Parents and convenience-seekers will appreciate the proximity to well-regarded schools and essential amenities, making daily errands a breeze.



## Road Map



## Hybrid Map



## Terrain Map



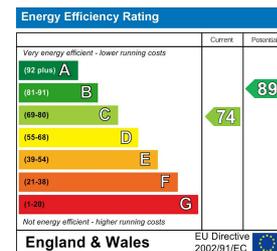
## Floor Plan



## 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.