



# 62 Sycamore Crescent

, Middlesbrough, TS6 0DP

£135,000



# 62 Sycamore Crescent

, Middlesbrough, TS6 0DP

£135,000



## 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

2'4" x 4'2" (0.71m x 1.27m)

Step through a white UPVC double glazed door into a welcoming, spacious hallway. The airy entrance space branches naturally in two directions - ahead, a handsome staircase leads to the first floor and to the right into a comfortable reception room. Natural light streams through the door's glass panels, illuminating the hallway's clean lines and creating an inviting first impression of the home.

## RECEPTION ROOM

11'6" x 14'4" (3.51m x 4.37m)

Bathed in natural light from an elegant bay window, this generously proportioned reception room offers a welcoming retreat. The expansive space easily accommodates a full three-piece suite while leaving plenty of room for personal touches - perhaps a vintage writing desk or a cozy reading nook. Laminate flooring stretches wall to wall, adding warmth and character, while the modern UPVC double-glazed windows keep the space comfortable year-round. A strategically placed radiator ensures the room remains snug during chilly evenings, making this versatile space perfect for both family gatherings and quiet moments alike.

## KITCHEN DINER

11'1" x 19'1" (3.38m x 5.82m )

Bathed in natural light from two expansive UPVC double-glazed windows, this generous kitchen-diner serves as the heart of the home. The thoughtfully designed space flows seamlessly into both the ground floor washroom and the sun-filled conservatory. Navy-blue cabinetry lines the walls, featuring both wall-mounted and base units complemented by deep drawers, all topped with crisp, light-colored countertops that create a striking contrast. The well-planned layout offers ample room for modern appliances, while a cozy dining nook provides the perfect spot for intimate family meals or morning coffee. The space masterfully balances functionality with style, creating an inviting atmosphere for both cooking and casual dining.

## GROUND FLOOR W/C

2'10" x 4'5" (0.86m x 1.35m )

The ground floor w/c is accessed from the kitchen and has been painted in a light neutral colour.

## CONSERVATORY

Bathed in natural light, the conservatory features floor-to-ceiling UPVC double glazed windows that seamlessly connect the indoor space with the garden beyond. Crystal-clear French doors serve as the centerpiece, swinging open to welcome the outdoor breeze and provide direct access to the verdant lawn. Though modest in size, this sun-drenched sanctuary offers enough space to comfortably house a cozy loveseat or compact sofa, perfect for quiet afternoon reading or morning coffee. Built-in storage units can be tastefully incorporated along the walls, maintaining the room's bright, airy atmosphere while providing practical organization solutions.

Tel: 01642 462153

## LANDING

7'5" x 4'6" (2.26m x 1.37m )

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

## BEDROOM ONE

10'0" x 11'3" (3.05m x 3.43m )

Bathed in natural light from a large UPVC double-glazed window, this welcoming front-facing bedroom offers generous proportions and endless possibilities. The freshly painted walls, done in crisp neutral tones, provide a blank canvas for your personal style, while new plush carpeting adds warmth underfoot. There's ample space to accommodate a full double bed and substantial wardrobes without feeling cramped. A modern radiator ensures year-round comfort, while the room's position at the front of the property offers pleasant street views. The thoughtful layout allows for various furniture arrangements, making it easy to create your perfect sanctuary.

## BEDROOM TWO

12'8" x 11'3" (3.86m x 3.43m )

Tucked away at the back of the property, the peaceful second bedroom offers a cozy retreat. The spacious room easily accommodates a double bed and various storage pieces, with a convenient built-in cupboard providing additional organization options. Bathed in natural light from the UPVC double-glazed window, the room features freshly painted cream walls that create a warm, inviting atmosphere. Plush carpeting underfoot and a modern radiator ensure year-round comfort, making this room perfect for guests or a serene home office space.

## BEDROOM THREE

9'4" x 7'4" (2.84m x 2.24m )

Cozy yet practical, the third bedroom welcomes you with soft cream walls that catch the morning light streaming through its UPVC double-glazed window. Though more intimate than its siblings, this thoughtfully designed space easily accommodates a single bed while leaving room for creative storage solutions. The plush carpet underfoot adds warmth and comfort, complemented by a well-placed radiator that keeps the space snug during cooler months. Perfect for a child's room, home office, or guest suite, this versatile space makes excellent use of its compact footprint without feeling cramped.

## LOFT SPACE

11'3" x 13'0" (3.43m x 3.96m)

Ascending the stairs from the main landing, you'll discover a charming loft space that adds valuable living space to the home. Natural light streams through a thoughtfully placed Velux window, washing the room in warm daylight. The space is kept cozy year-round thanks to a modern radiator, while clever eaves storage solutions are seamlessly integrated into the architecture, making excellent use of what would otherwise be dead space. The sloped ceiling adds character to this versatile retreat, perfect for use as a home office, guest room, or quiet sanctuary.

## FAMILY BATHROOM

5'4" x 7'3" (1.63m x 2.21m )

Step into a well-appointed family bathroom featuring a classic three-piece suite. The centerpiece is a stylish paneled bathtub equipped with modern shower attachments, perfect for both relaxing soaks and quick refreshes. A pristine hand basin and discrete low-level WC complete the essential fixtures. Natural light streams through a frosted UPVC double-glazed window, creating a bright, airy atmosphere. The walls showcase elegant partial tiling, adding both practicality and visual interest to the space. A strategically placed radiator ensures year-round comfort, while the room's fresh, clean aesthetic makes it a welcoming space for the whole family.

## EXTERNAL

A welcoming shared driveway stretches before the property, bordered by an elegant dwarf wall that adds character to the home's façade. Behind the house, a cozy patio opens into an intimate grassed garden, creating a peaceful retreat enclosed by sturdy fencing. The outdoor spaces blend functionality with charm, offering both parking convenience and a private sanctuary for outdoor enjoyment.

## PROPERTY INFORMATION

New roof approx 14 years

Rewired 14 years

New boiler 10 months WiFi timer

Shared drive room for 3 cars



## Road Map



## Hybrid Map



## Terrain Map



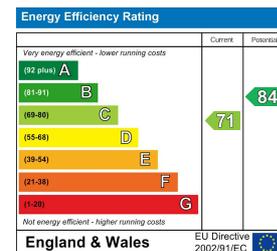
## Floor Plan



## 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.