

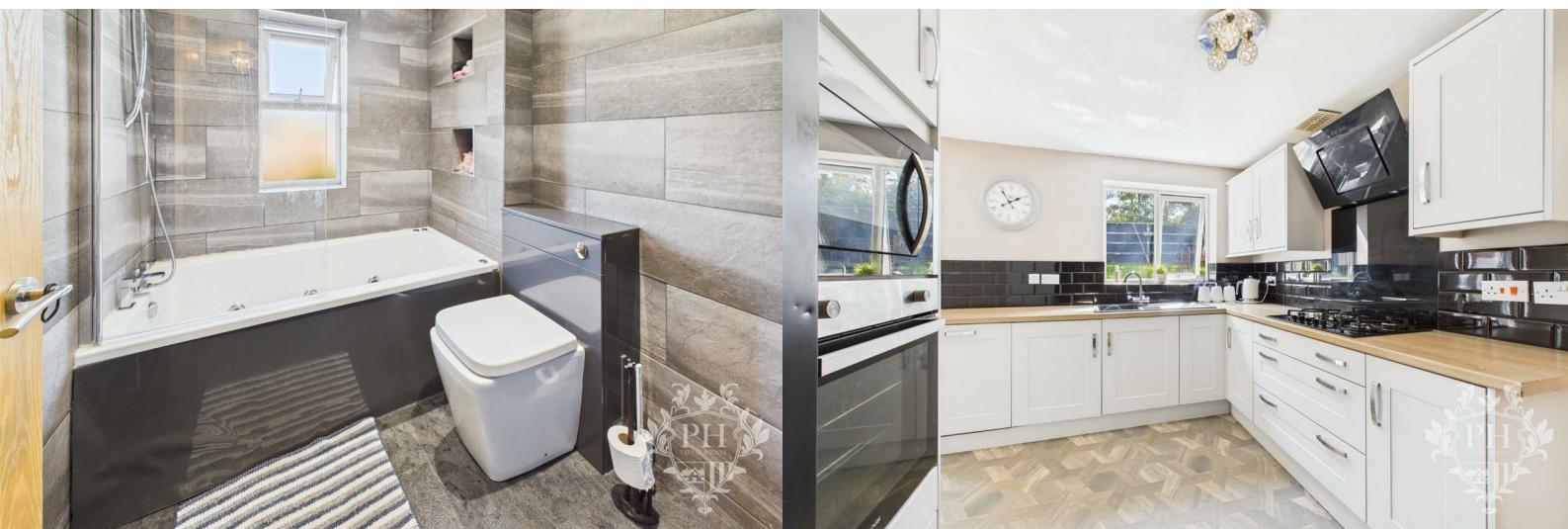


PH ESTATE AGENTS



37 Finchlay Court , Middlesbrough, TS5 8EL

£244,950



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HALLWAY

3'4" x 8'6" (1.02m x 2.59m)

Step through a sleek black double-glazed composite door from the neatly landscaped front garden and find yourself in a spacious, light-filled hallway. This inviting entryway offers direct access to the reception room, a convenient ground floor W.C., and a staircase leading up to the first floor.

GROUND FLOOR TOILET

2'10" x 5'4" (0.86m x 1.63m)

The ground floor toilet features a modern two-piece suite, consisting of a sleek hand basin set atop a built-in vanity unit that provides handy storage space below, and a contemporary low-level WC. Natural light softly filters through a frosted UPVC double-glazed window, offering both privacy and brightness to the space. A radiator keeps the room comfortably warm, while the stylish, easy-to-clean flooring adds a polished, updated look.

RECEPTION/ DINING ROOM

12'6" x 17'3" - 8'1" x 11'3" (3.81m x 5.26m - 2.46m x 3.43m)

At the front of the room, you'll find a welcoming living area spacious enough to comfortably fit a large corner sofa and two armchairs, with a bit of room left over for storage options like a slim console or bookshelf. This part of the house is especially inviting thanks to a wide UPVC double-glazed bay window that lets in plenty of natural light, a classic radiator to keep things cozy, and a traditional fire surround with a coal fire that serves as a warm focal point.

Toward the back of the room is the dedicated dining area, generously sized to accommodate a large dining table—perfect for family meals or gatherings with friends. French doors open directly out onto the garden, making it easy to enjoy outdoor living or let in a breeze, while an internal door leads through to the kitchen, creating a natural flow between the main living spaces.

KITCHEN

16'5" x 11'4" (5.00m x 3.45m)

The L-shaped kitchen features a stylish combination of light grey wall cabinets, base units, and spacious drawers, all topped with elegant, light wood-effect worktops that create a warm contrast. Glossy black tiles with a brick pattern line the walls, reflecting light and adding modern flair. Natural light pours in through a UPVC double-glazed window, while French doors open directly onto the garden, seamlessly blending indoor and outdoor living. There's ample room for free-standing appliances, and the kitchen comes equipped with built-in essentials, including an electric oven, microwave, and sleek hob. Flowing from the main kitchen, a dedicated utility area houses the washing machine and dryer, along with the property's boiler, keeping household tasks organized and out of sight.

LANDING

6'3" x 9'6" (1.91m x 2.90m)

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

BEDROOM ONE

10'9" x 12'3" (3.28m x 3.73m)

Tucked away at the back of the property, the master bedroom offers a peaceful retreat, easily fitting a double bed along with generous storage options such as wardrobes or dressers. Sunlight pours in through the large UPVC double glazed

window, creating a bright and inviting atmosphere, while the radiator ensures the space stays cozy throughout the year. A private door leads directly into the en-suite bathroom, which features a modern three-piece suite: a spacious step-in shower cubicle with a thermostatic shower for perfect water temperature, a sleek hand basin with convenient storage underneath for toiletries, and a low-level w.c. Complete with a heated towel rail, the en-suite blends comfort and functionality for a truly relaxing experience.

BEDROOM TWO

8'9" x 14'11" (2.67m x 4.55m)

The second bedroom faces the front of the property, offering a pleasant view through a large UPVC double glazed window that fills the space with natural light. Spacious enough for a double bed and generous storage units, the room feels open and comfortable. A sleek radiator ensures warmth throughout the colder months, while the wood effect laminate flooring adds a touch of modern style and is easy to maintain.

BEDROOM THREE

13'9" x 8'8" (4.19m x 2.64m)

Tucked away at the back of the house, the third bedroom offers a quiet retreat perfect for relaxation. There's enough room here for a comfortable double bed, along with thoughtfully placed storage options for your essentials. Natural light pours in through the UPVC double glazed window, while a radiator ensures the space stays cozy year-round.

BEDROOM FOUR

9'4" x 9'3" (2.84m x 2.82m)

The fourth bedroom, positioned at the front of the house, is currently transformed into a spacious walk-in wardrobe, offering ample room for clothing racks and shelving. If desired, this versatile space can easily revert to its original purpose as a bedroom, comfortably fitting a single bed along with storage solutions for personal belongings. Natural light fills the room through a large UPVC double glazed window, while a modern radiator ensures year-round comfort. The sleek laminate flooring adds a contemporary touch, making the space both practical and inviting.

FAMILY BATHROOM

6'2" x 6'5" (1.88m x 1.96m)

The modern bathroom features a stylish three-piece suite set in an elegant dove high-gloss grey. At its center is a luxurious jet bath, complete with sleek shower attachments and protected by a frameless glass screen—perfect for both quick showers and relaxing soaks. The hand basin sits atop a spacious storage unit, offering plenty of room to keep toiletries organized and out of sight. A contemporary low-level w.c. blends seamlessly into the design. The space is thoughtfully finished with a wall-mounted towel warmer for added comfort, a large frosted window that lets in natural light while maintaining privacy, and a beautifully tiled surround. Two built-in alcove shelves provide additional storage for bath essentials and decorative touches, making the room both functional and inviting.

EXTERNAL

The property features a spacious, well-maintained lawn at the front, bordered by a sleek concrete pathway that guides you straight to the front door. On the left side, you'll find a driveway that provides easy access to the garage, offering plenty of space for parking. At the back of the house, there's a thoughtfully designed two-tier

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garden: the first level is a paved patio perfect for outdoor seating or entertaining, while the second tier is a lush, fenced grassy area—ideal for children to play or for gardening enthusiasts to enjoy.

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.

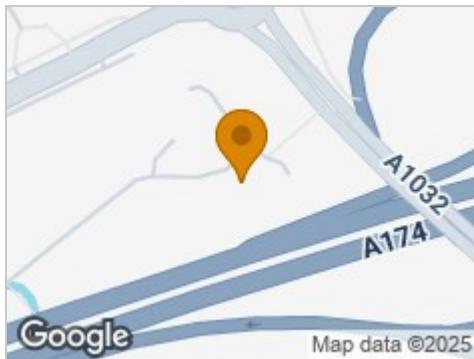
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• 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.



Road Map



Hybrid Map



Terrain Map



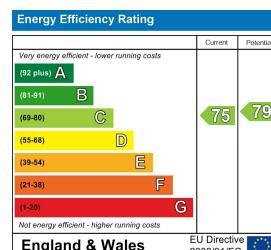
Floor Plan



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.