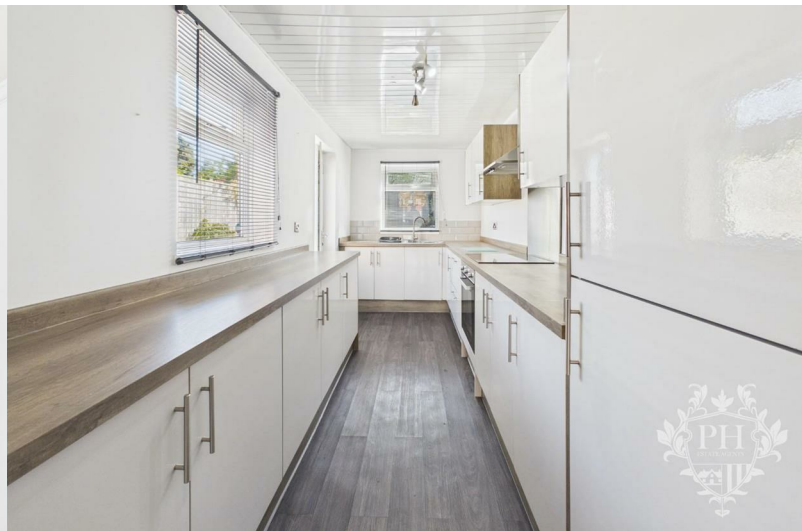
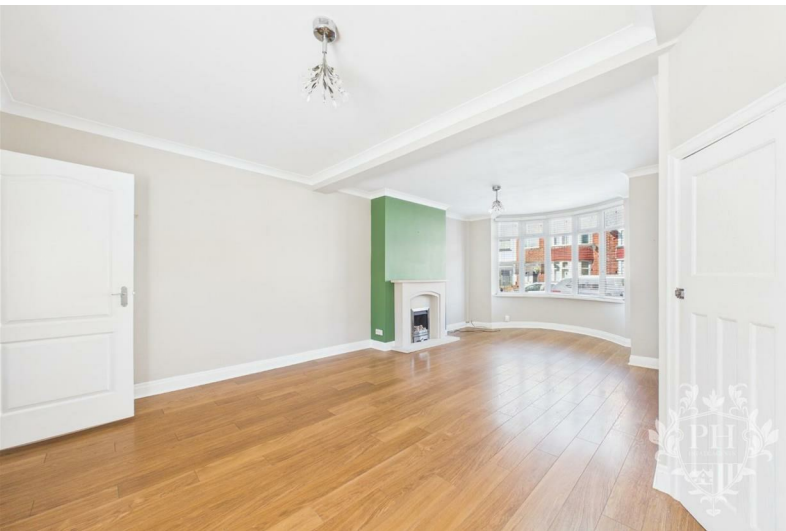




5 Bethune Road

, Middlesbrough, TS5 4PD

Offers In The Region Of £125,000



5 Bethune Road

, Middlesbrough, TS5 4PD

Offers In The Region Of £125,000



ENTRANCE

4'7" x 7'2" (1.40m x 2.18m)

Step through the white UPVC double-glazed door, leaving the neat front garden behind, and you're greeted by a compact, sunlit hallway. Light spills in, illuminating the space and drawing your eye toward the spacious reception diner ahead, while a staircase invites you up to the first floor.

RECEPTION/ DINING ROOM

15'10" x 24'7" (4.83m x 7.49m)

Step into the spacious reception and dining room, where an open layout welcomes you with a sense of comfort and light. At the front of the room, the reception area easily fits a two-piece suite, leaving plenty of room for extra storage units. Sunlight streams in through a large UPVC double glazed bay window, highlighting the central fire surround and making this corner an inviting spot to relax.

Toward the back of the room, the space seamlessly transitions into the dining area. Here, you can easily place a generous dining table—perfect for family gatherings or dinner parties—with additional space for storage units along the walls. A second UPVC double glazed window fills the area with natural light, while the radiator keeps things cozy in cooler months. There's even an understair storage cupboard, ideal for keeping things tidy and out of sight. The room is brightened by crisp white walls and sleek modern laminate flooring, and a doorway leads directly into the kitchen, making it practical as well as stylish.

KITCHEN

6'7" x 14'9" (2.01m x 4.50m)

Step through from the reception and dining area into the inviting kitchen, where sleek cream high-gloss cabinets stretch across the walls, base, and drawers, giving the room a polished, modern feel. The wood-effect worktops add a touch of warmth and character, perfectly complementing the integrated appliances that are seamlessly built into the design. Natural light pours in through a large UPVC double-glazed window at the rear, while an additional window to the side ensures the space feels bright and airy throughout the day. A door at the far end provides easy access to the rear garden, making this kitchen as functional as it is stylish.

LANDING

8'9" x 9'1" (2.67m x 2.77m)

The split-level landing features soft, neutral tones and plush beige carpeting underfoot, creating a calm and inviting atmosphere. From here, you can access all three bedrooms, the spacious family bathroom, and the entrance to the loft.

BEDROOM ONE

11'3" x 11'4" (3.43m x 3.45m)

The first bedroom sits at the front of the house, catching plenty of natural light through a wide UPVC double glazed bay window. Spacious and inviting, the

room easily fits a king-size bed with room left over for large wardrobes or dressers. The bay window not only adds character but also provides a cozy nook, while the radiator beneath keeps the space warm and comfortable year-round.

BEDROOM TWO

9'11" x 10'7" (3.02m x 3.23m)

Tucked away at the back of the home, the second bedroom offers a peaceful retreat, easily spacious enough for a double bed and generous storage options. Sunlight filters in through the large UPVC double glazed window, casting a warm glow across the soft beige carpet. Floor-to-ceiling built-in wardrobes line one wall, providing ample space to keep everything tidy and organized.

BEDROOM THREE

5'8" x 6'9" (1.73m x 2.06m)

The third bedroom sits at the front of the house, catching the morning light through a wide UPVC double glazed window. This cozy space is perfectly sized for a single bed and compact storage pieces. Soft grey carpeting underfoot adds a sense of calm, while a neatly positioned radiator keeps the room warm and inviting all year round.

FAMILY BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

The family bathroom features a stylish three-piece suite, including a modern paneled bathtub with convenient shower attachments and a sleek glass screen. A contemporary hand basin sits alongside a low-level toilet, both framed by elegant tile surrounds that enhance the room's clean lines. Natural light filters softly through a frosted UPVC double-glazed window, offering privacy while brightening the space, and a radiator ensures the bathroom stays comfortably warm year-round.

EXTERNAL

At the front of the property, you'll find a charming, low-maintenance garden enclosed by fencing and finished with neat astro turf—perfect for adding a bit of greenery without the hassle of upkeep. Out back, the garden is arranged across two levels, each securely fenced, featuring a spacious patio for al fresco dining, a lush grassy section ideal for play or relaxation, and a stylish decked area made for summer evenings. The home enjoys the convenience of on-street parking and sits just a short stroll from local shops, schools, and easy access to the A19, making it a great spot for commuters.

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

Tel: 01642 462153

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.

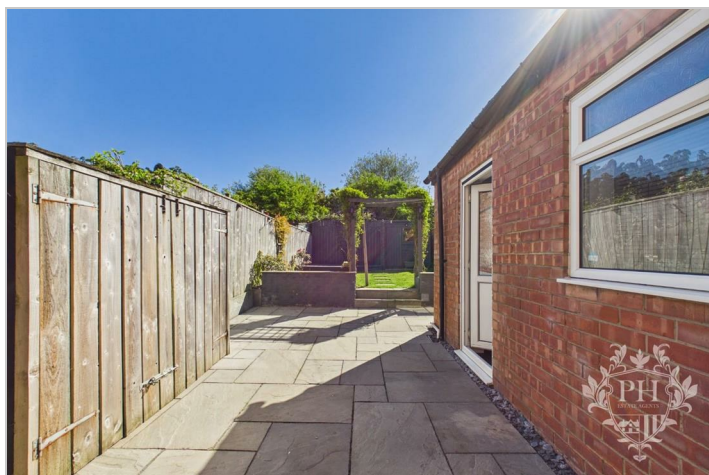
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks 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.