



63 Ceremony Wynd

, Middlesbrough, TS4 2WG

£215,000

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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

12'11" x 3'5" (3.94m x 1.04m)

Stepping through a sleek composite glazed door, you are welcomed into a contemporary hallway adorned with elegant grey laminate flooring. This inviting space provides seamless access to the reception room, dining room, kitchen, ground floor w/c, and the staircase leading to the first floor.

RECEPTION ROOM

11'9" x 12'0" (3.58m x 3.66m)

The reception area is elegantly positioned at the rear of the property, offering ample space to accommodate a full suite of furniture along with additional living room pieces. This inviting room is enhanced by stylish laminate flooring that seamlessly extends from the hallway, providing a cohesive look. It is equipped with a radiator for warmth and features beautiful French doors that open out onto an expansive patio area, perfect for outdoor entertaining and relaxation.

DINING ROOM

9'7" x 9'0" (2.92m x 2.74m)

The dining room, situated at the front of the property, offers an ideal space for a family-sized dining area. This inviting room features a large double-glazed UPVC window that floods the space with natural light, enhancing its warm ambiance. A radiator ensures year-round comfort, and the room also includes a built-in storage cupboard, providing convenient and easily accessible storage solutions.

KITCHEN

10'9" x 8'6" (3.28m x 2.59m)

The kitchen is thoughtfully positioned at the rear of the property, showcasing an array of contemporary wall-mounted, base, and drawer units. These stylish units are equipped with integrated appliances, including a sleek double oven, a hob, and an efficient extractor fan. The room is bathed in natural light through a UPVC double glazed window and door, which provide a seamless transition to the beautifully landscaped rear garden.

GROUND FLOOR W/C

3'3" x 5'9" (0.99m x 1.75m)

The ground floor water closet is centrally located within the property. It features a two-piece suite that includes a modern, low-level toilet and a sleek hand basin. Additionally, the space is equipped with a radiator to ensure comfort.

LANDING

8'9" x 2'11" (2.67m x 0.89m)

The landing gains access to the three spacious bedrooms, family bathroom and loft space with a UPVC double glazed window to the side aspect.

BEDROOM ONE

9'10" x 11'9" (3.00m x 3.58m)

The first bedroom, located at the front of the property, offers ample space for a double

Tel: 01642 462153

bed as well as generous storage units. This inviting room is illuminated by a large UPVC double-glazed window that allows natural light to flood in, enhancing the cozy atmosphere. The warmth is maintained by a well-positioned radiator, and the floor is covered with soft carpet, adding to the overall comfort and charm of the space.

EN-SUITE

4'10" x 7'8" (1.47m x 2.34m)

The primary bedroom boasts a luxurious en-suite bathroom, thoughtfully designed to provide both comfort and elegance. This stylish en-suite features a three-piece suite that includes a spacious double step-in shower equipped with a modern thermostat-controlled shower for the perfect water temperature. Additionally, the bathroom is fitted with a sleek hand basin and a contemporary low-level w/c. Enhancing the practicality of the space, an efficient extractor fan ensures proper ventilation, while a frosted window offers privacy. The room's warmth is maintained by a well-placed radiator, and the partially tiled walls add a touch of sophistication to this inviting sanctuary.

BEDROOM TWO

9'1" x 11'9" (2.77m x 3.58m)

The second bedroom, located at the rear of the property, comfortably accommodates a double bed and features a generous alcove perfect for a large storage unit. This inviting room is enhanced by a UPVC double glazed window that allows natural light to flood in, a radiator to keep you warm during colder months, and plush carpeting underfoot for added comfort.

BEDROOM THREE

10'11" x 7'4" (3.33m x 2.24m)

The third bedroom, while the smallest of the three, offers ample space to accommodate a comfortable single bed alongside a generously sized storage unit. This room is enhanced by a UPVC double glazed window that allows natural light to flood in and features a radiator for warmth. Currently, the room serves a dual purpose, functioning both as a practical storage area and a cozy guest room.

FAMILY BATHROOM

6'2" x 8'10" (1.88m x 2.69m)

The spacious family bathroom is designed for comfort and functionality, featuring a three-piece suite that includes a luxurious paneled bath with shower attachments, a stylish hand basin, and a modern low-level W/C. This well-appointed room is

enhanced by a frosted UPVC double glazed window that ensures privacy while allowing natural light to flood in, and a radiator that provides warmth on chilly days. Additionally, the generous dimensions of the bathroom offer the potential to accommodate a convenient single-step shower cubicle, making it a versatile space for the entire family.

EXTERNAL

The front of the property boasts a convenient drive-up parking facility situated within a tranquil cul-de-sac. This serene area is adorned with a lush grassed expanse and mature trees, providing a picturesque setting. The parking area comfortably accommodates three cars, while an adjacent garage offers space for a fourth vehicle. Towards the rear of the property lies a spacious garden, perfect for relaxation and entertainment. This garden features an expansive patio area ideal for hosting gatherings, a generously sized grassed section for various outdoor activities, and a charming bar, adding a touch of elegance and fun to your outdoor space.

PROPERTY INFORMATION

- Boiler serviced annually
- Some items and appliances available to purchase
- Bar structure to be sold with the property



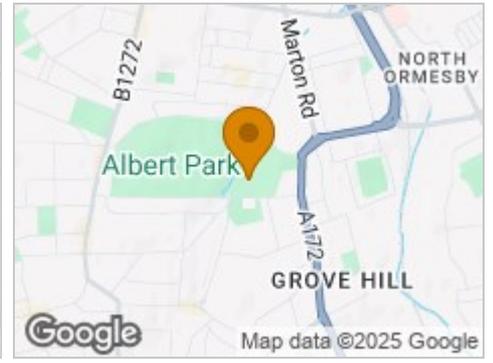
Road Map



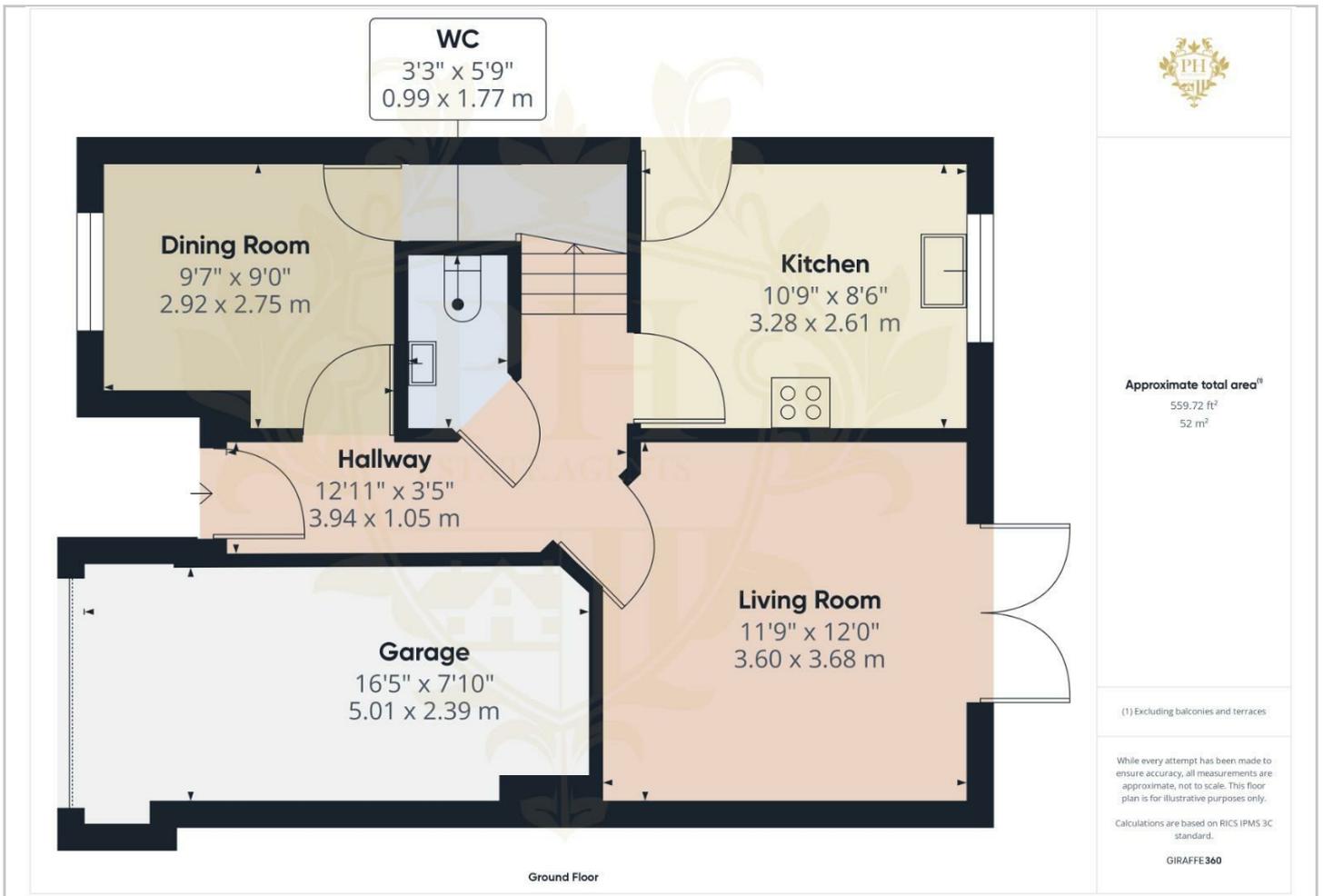
Hybrid Map



Terrain Map



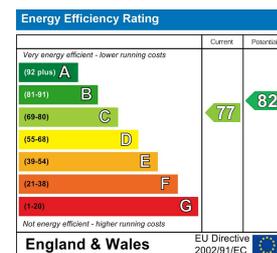
Floor Plan



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.