



## 41 Parkgate

, Middlesbrough, TS6 9LE

Offers In The Region Of £365,000



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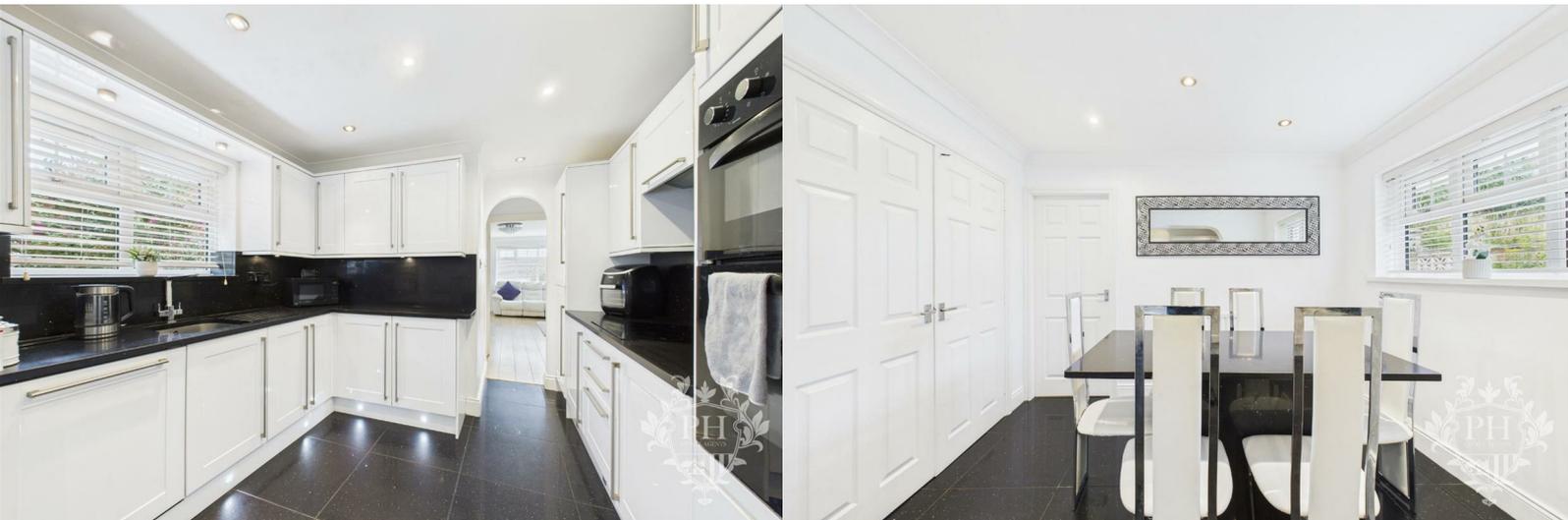
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## PORCH

4'1" x 4'0" (1.24m x 1.22m)

Step inside through a sleek black composite door, leaving the front garden behind as you enter a spacious porch. This welcoming area sets the tone for the home and leads directly into the main reception room.

## RECEPTION ROOM

13'10" x 16'10" (4.22m x 5.13m)

The main reception room welcomes you at the front of the property, offering a generous and inviting space that easily fits a two-piece suite along with additional furnishings. Natural light pours in through the large UPVC double glazed window, highlighting the warmth from the feature fireplace, which sits beneath a mounted TV. Double doors open gracefully into the central hallway, creating a seamless transition between living areas.

## CENTRAL HALLWAY

4'4" x 4'7" (1.32m x 1.40m)

The central hallway gains access to the kitchen, three spacious bedrooms and family bathroom.

## KITCHEN

10'11" x 8'2" (3.33m x 2.49m)

The kitchen features sleek white high-gloss wall cabinets, base units, and drawers, all set off by striking dark quartz worktops that create a bold contrast against the matching floor tiles. Integrated appliances—including a fridge freezer, electric oven, induction hob, and dishwasher—are seamlessly built in for a clean, modern look. Natural light pours in through a large UPVC double-glazed window, illuminating the space and highlighting every detail. A radiator keeps the kitchen warm and inviting, while an open layout provides easy access to the adjoining dining area, perfect for entertaining or family meals.

## DINING ROOM

10'0" x 7'9" (3.05m x 2.36m)

The dining area sits just behind the kitchen, offering plenty of room for a full-sized dining table. Freshly painted white walls brighten the space, creating a clean and inviting atmosphere. From here, you can easily move into the rear reception room or slip into the study, while a UPVC double glazed window lets in natural light and frames a view of the outside.

## STUDY

10'0" x 6'11" (3.05m x 2.11m)

The study, conveniently reached from the dining area, features a thoughtful blend of light-colored wall units, matching base cabinets, and drawers, all set off by a sleek, dark worktop that adds a touch of sophistication. Natural light pours in through two large UPVC double-glazed windows, illuminating the space, while a radiator ensures the room stays comfortable year-round.

## REAR RECEPTION ROOM

18'11" x 8'1" (5.77m x 2.46m)

The rear reception room offers plenty of space for a comfortable two-piece suite, with additional storage options to keep things tidy and organized. Two sliding doors provide easy access to the bedrooms, while elegant French doors open out onto the tiered garden, allowing natural light to pour in and offering a lovely view of the greenery outside. The freshly painted white walls create a bright, airy feel, and a fireplace adds a cozy focal point for relaxing evenings.

## BEDROOM ONE

8'3" x 14'0" (2.51m x 4.27m)

The first bedroom is spacious enough for a double bed, with additional room for bedside cabinets on either side. Built-in sliding wardrobes stretch along one wall, offering plenty of storage without sacrificing floor space. A radiator keeps the room cozy, and a private door leads directly into the En-Suite bathroom.

## EN-SUITE

8'0" x 5'9" (2.44m x 1.75m)

The en-suite is fitted with a luxurious four-piece suite, featuring a spacious walk-in shower enclosed by a clear glass door and equipped with a modern thermostat-controlled shower. A deep bathtub invites relaxing soaks, while the hand basin sits atop a sleek storage unit, providing space for toiletries and essentials. The low-level w.c. blends seamlessly with the design. Gleaming tiles line the walls, reflecting the soft glow of recessed spotlights above, and a radiator ensures the room stays warm and comfortable year-round.

## BEDROOM TWO

9'0" x 10'4" (2.74m x 3.15m)

The second bedroom is spacious enough to comfortably fit a double bed, with thoughtfully designed built-in storage that helps keep the room tidy and organized. A radiator ensures the space stays warm and cozy throughout the colder months. One side of the room features a sleek sliding door, offering direct access into the rear reception room and creating a seamless flow between the two areas.

## BEDROOM THREE

7'1" x 12'1" (2.16m x 3.68m)

The third bedroom sits at the front of the house, catching plenty of natural light through its large UPVC double glazed window. There's ample room for a double bed, and you could fit a couple of larger storage pieces without the space feeling cramped. Freshly painted walls give the room a clean, welcoming feel, while a radiator ensures it stays warm and comfortable year-round.

## FAMILY BATHROOM

5'3" x 6'2" (1.60m x 1.88m)

The main bathroom features a modern three-piece suite, offering both style and practicality. At its heart is a spacious step-in shower cubicle fitted with a thermostatic shower for precise temperature control. The hand basin and toilet are designed as a sleek combination unit, complete with built-in storage to keep essentials neatly tucked away. Natural light filters in through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. The walls are partially clad for a clean, contemporary look, and a chrome towel warmer adds a touch of luxury and comfort.

## EXTERNAL

This property features convenient off-street parking, complete with a private paved driveway bordered by a neatly maintained lawn. At the back, you'll find a thoughtfully designed tiered garden, offering a spacious patio area perfect for outdoor dining or relaxing, along with a grassy section dotted with established plants and shrubs. Located just a short drive from local shops, schools, and the A174, the home is ideally situated for both everyday living and easy commuting.

## IMPORTANT INFORMATION

Tel: 01642 462153

### 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.

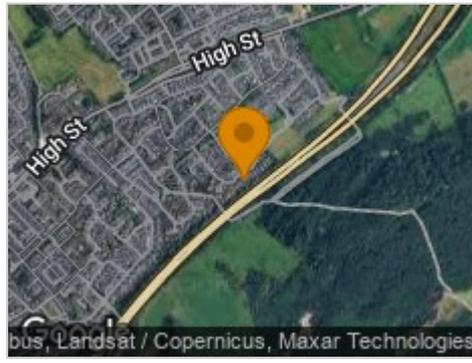
For further details or clarification, please contact our office directly.



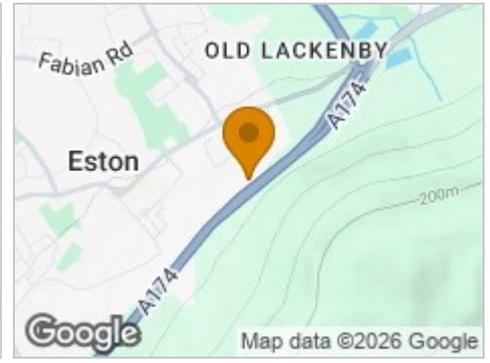
## Road Map



## Hybrid Map



## Terrain Map



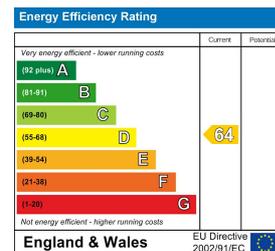
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.