



# 13 Gresham Road

, Middlesbrough, TS1 4LY

£95,000



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## HALLWAY

3'1" x 4'1" (0.94m x 1.24m )

Step through the sturdy wooden door off the street and you're greeted by a sunlit hallway, where natural light spills across newly painted walls and a plush grey carpet underfoot. From here, wide doorways lead you into the first and second reception rooms, while a staircase invites you up to the first floor.

## RECEPTION ROOM

11'2" x 13'4" (3.40m x 4.06m)

The reception room greets you at the front of the home, bathed in natural light from a wide UPVC double glazed bay window dressed with crisp new blinds. Freshly painted walls create a clean, inviting backdrop, while plush new carpeting adds warmth underfoot. There's ample space for a comfortable two-piece suite and extra storage units, making it easy to arrange both seating and organizational options without feeling crowded.

## SECOND RECEPTION ROOM

14'10" x 11'6" (4.52m x 3.51m)

Tucked away at the back of the house, the second reception room offers a versatile space that could easily serve as a cozy living area or an inviting dining room. Freshly laid with a soft grey carpet and finished with crisp, painted walls, the room is brightened by a window that brings in natural light. From here, you have convenient access to both the kitchen and the staircase leading up to the first floor.

## KITCHEN DINER

9'3" x 15'6" (2.82m x 4.72m)

The kitchen, freshly renovated, features an inviting palette of soft grey cabinetry—walls, bases, and drawers all unified by sleek chrome handles that catch the light. Pale worktops stretch across the space, offering ample room for meal prep. A brand new built-in electric oven sits beneath a smooth ceramic hob, with a modern extractor fan overhead to keep the air clear while cooking. There's plenty of space for extra free-standing appliances, and room for a dining table where you can gather for meals. Natural light pours in through a UPVC double glazed window on the side, while a sturdy wooden door at the rear opens out to the garden, making the kitchen feel both bright and connected to the outdoors.

## LANDING

5'7" x 6'9" (1.70m x 2.06m)

The split-level landing features plush new grey carpeting underfoot and freshly painted walls that brighten the space. From here, you're led to three generously sized bedrooms and a well-appointed family bathroom, each just steps away.

## BEDROOM ONE

11'8" x 10'0" (3.56m x 3.05m)

The main bedroom sits at the front of the house, catching the morning light

through a large UPVC double-glazed window. There's plenty of room for a king-size bed, as well as extra storage units if you need them. Along one wall, built-in wardrobes offer lots of space to keep things tidy. The new carpet feels soft underfoot, and the freshly painted walls give the room a clean, inviting look.

## BEDROOM TWO

7'8" x 11'2" (2.34m x 3.40m )

The second bedroom sits at the heart of the first floor, offering ample room for a comfortable double bed along with extra storage pieces. Natural light pours in through a large UPVC double-glazed window, while a newly fitted carpet underfoot and a modern radiator add warmth and freshness to the space.

## BEDROOM THREE

9'4" x 8'11" (2.84m x 2.72m )

Nestled at the back of the house, the third bedroom offers a quiet retreat, easily accommodating a single bed along with ample storage. Sunlight spills in through the window, brightening the space and highlighting the plush new grey carpet underfoot. A radiator ensures the room stays warm and cozy year-round.

## FAMILY BATHROOM

6'4" x 6'1" (1.93m x 1.85m )

The bathroom features a three-piece suite, consisting of a deep paneled bathtub perfect for soaking, a hand basin, and a low-level toilet. Natural light filters through a frosted window, ensuring privacy while brightening the space. The newly installed linoleum flooring adds a fresh, clean touch underfoot, and contemporary wall cladding gives the room a crisp, modern feel.

## EXTERNAL

This property features convenient on-street parking and boasts a spacious rear yard, perfect for relaxing or entertaining outdoors. Ideally situated, it's only a brief stroll from the heart of Middlesbrough Town Centre, putting shops, cafés, and amenities within easy reach. Teesside University and the A66 are also just a short drive away, making this location both accessible and well-connected.

## 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.

Tel: 01642 462153

#### 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.

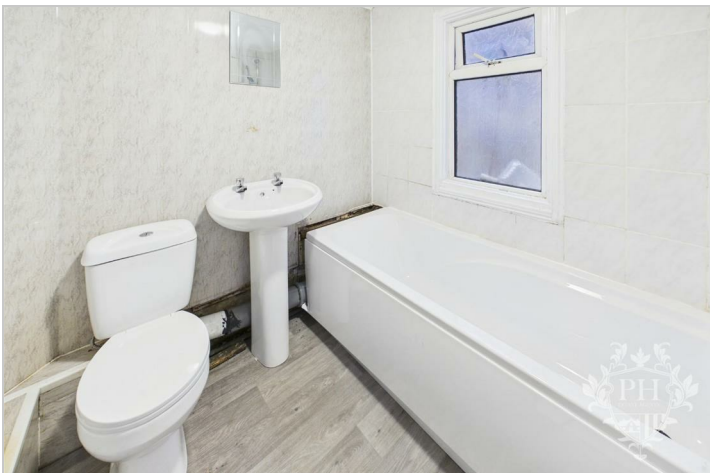
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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