PH ESTATE AGENTS

32 Outram Street

, Middlesbrough, TS1 4EL

£70,000

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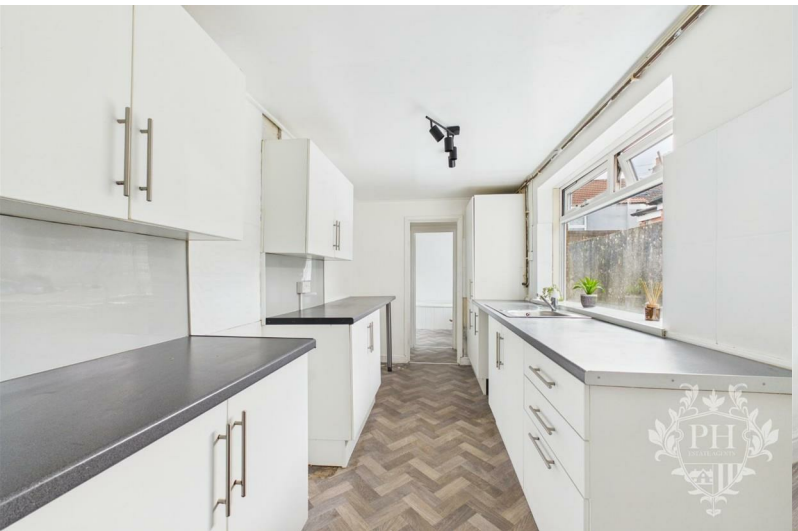

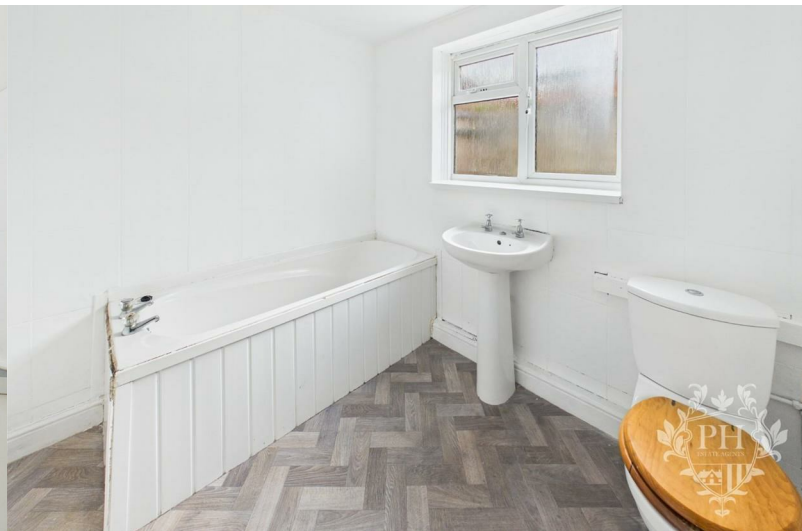

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HALLWAY

3'0" x 9'0" (0.91m x 2.74m)

Step through a sturdy UPVC double glazed door and find yourself in a sunlit hallway, where natural light spills across the floor. From here, you can move easily into either of the inviting reception rooms, or follow the staircase up to the first floor.

RECEPTION ROOM

7'8" x 11'6" (2.34m x 3.51m)

Positioned at the front of the property, the first reception room currently serves as a spacious third bedroom. Generous in proportions, this room is brightened by a wide UPVC double glazed window that allows plenty of natural light to stream in, while a radiator beneath the window ensures the space remains warm and comfortable throughout the year.

SECOND RECEPTION ROOM

12'3" x 12'1" (3.73m x 3.68m)

The second reception room sits at the heart of the home, offering a comfortable space that easily accommodates a two-piece sofa set, a cozy dining table for intimate meals, and a modest amount of storage for everyday essentials. Natural light pours in through a UPVC double-glazed window, creating a bright, welcoming atmosphere. From here, you'll find convenient access directly into the kitchen, making it an ideal spot for both relaxing and entertaining.

KITCHEN

6'11" x 13'0" (2.11m x 3.96m)

This galley kitchen features a generous selection of white cabinetry, including wall-mounted cupboards, base units, and spacious drawers, all designed to maximize storage and keep everything within easy reach. The sleek grey worktops offer a striking contrast to the bright cabinetry and provide ample space for meal prep or casual dining. There's plenty of room for your favorite free-standing appliances, and natural light streams in through a large UPVC double-glazed window, creating an inviting and airy atmosphere.

REAR HALLWAY

4'9" x 2'6" (1.45m x 0.76m)

gains access to the rear yard and family bathroom

GROUND FLOOR BATHROOM

6'10" x 7'9" (2.08m x 2.36m)

The family bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub fitted with a versatile shower attachment, a spacious hand basin set into a countertop, and a w.c Natural light filters in softly through a frosted UPVC double-glazed window, while a wall-mounted radiator keeps the space warm and comfortable year-round.

LANDING

2'5" x 2'7" (0.74m x 0.79m)

The landing gains access to the two spacious bedrooms.

BEDROOM ONE

11'1" x 10'0" (3.38m x 3.05m)

The first bedroom sits at the front of the house, catching plenty of natural light through its large window. There's ample room for a double bed along with generous storage units, so you won't have to compromise on comfort or organization. The window lets in the morning sun, while a well-placed radiator ensures the space stays warm and inviting year-round.

BEDROOM TWO

12'5" x 9'3" (3.78m x 2.82m)

Tucked away at the back of the house, the second bedroom offers a peaceful retreat. Generously sized, it easily accommodates a double bed, with plenty of room left for larger wardrobes or chests of drawers. Natural light streams in through the window, while a radiator keeps the space warm and comfortable year-round.

EXTERNAL

The home features a private, secure backyard—perfect for relaxing or letting children play safely. Conveniently located just a quick drive from Middlesbrough town centre, you'll have easy access to shops, restaurants, and schools, making daily errands and school runs a breeze.

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.

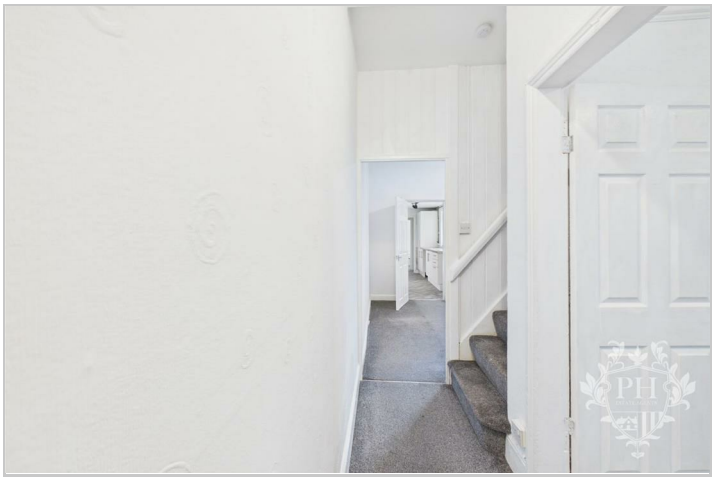
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks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

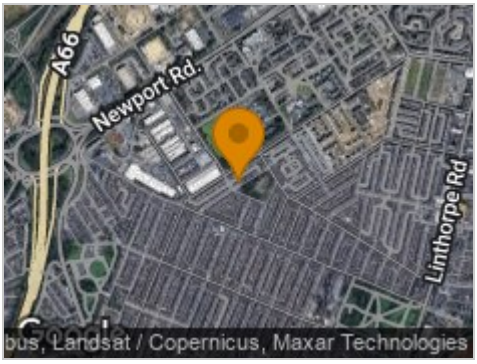
• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

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



Road Map

Hybrid Map



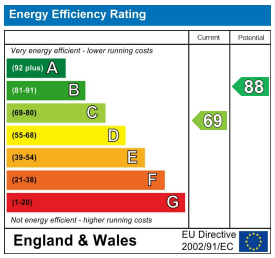
Terrain Map

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.

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