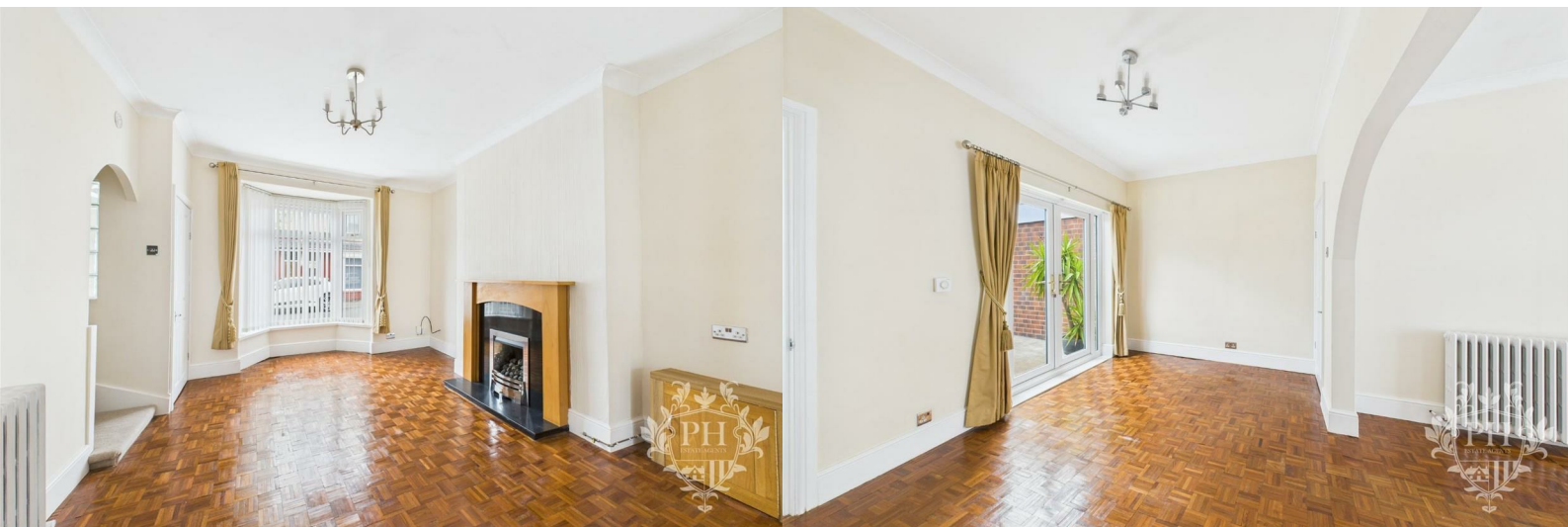




22 Albert Road

, Eston, TS6 9QW

Offers In The Region Of £95,000



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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.

ENTRANCE

2'6" x 3'0" (0.76m x 0.91m)

Stepping through a crisp white UPVC door, you find yourself in a compact entryway that gently guides you toward the heart of the home—a welcoming main reception and dining area.

RECEPTION/ DINING ROOM

13'1" x 11'7" - 8'8" x 14'3" (3.99m x 3.53m - 2.64m x 4.34m)

At the front of the property, you'll find a welcoming living area bathed in natural light from a large UPVC double glazed bay window. A radiator keeps the space cozy, and there's ample room for a generous L-shaped sofa—perfect for relaxing or entertaining guests. The focal point of the room is an elegant fire surround with a traditional coal fire, offering both warmth and character. Stairs to the first floor are easily accessible from this space.

Toward the back of the room, the dining area offers plenty of space for a full-sized dining table, making it ideal for family meals or gatherings. An understair storage cupboard provides a practical solution for keeping things tidy. French doors open out to the rear yard, allowing for easy indoor-outdoor living, while an internal door leads directly into the kitchen for added convenience.

KITCHEN

14'5" x 5'7" (4.39m x 1.70m)

The kitchen features a generous selection of sleek wall, base, and drawer units in a light finish, which help to brighten the space and create a welcoming atmosphere. Rich, wood-effect countertops add a touch of warmth and contrast beautifully with the cabinetry, while also providing ample workspace for meal preparation. There is plenty of room for free-standing appliances, and a stylish breakfast bar invites casual dining or a spot to enjoy your morning coffee. The tiled flooring is both practical and elegant, making cleanup a breeze. Natural light pours in through a large UPVC double glazed window, illuminating the room and offering a pleasant view. From here, you have direct access to the utility room as well as the rear yard, making the kitchen not only attractive but also highly functional.

Tel: 01642 462153

UTILITY/ TOILET

4'4" x 5'7" (1.32m x 1.70m)

The utility room offers a practical and adaptable space, featuring a modern two-piece suite with a sleek hand basin mounted above a spacious storage cabinet and a contemporary low-profile w.c. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the room. There is ample space for a washing machine, making this area ideal for handling laundry and other household tasks.

LANDING

4'8" x 8'8" (1.42m x 2.64m)

The landing gains access to the three bedrooms, bathroom and loft.

BEDROOM ONE

9'10" x 10'4" (3.00m x 3.15m)

The first bedroom sits at the front of the house, catching plenty of natural light through its UPVC double-glazed window. There's ample room for a double bed and even with one in place, the space doesn't feel cramped. Fresh, plush carpet underfoot gives the room a cozy, inviting feel. Storage won't be an issue, thanks to the two built-in wardrobes that offer plenty of space to keep clothes organized and out of sight. A radiator beneath the window ensures the room stays warm and comfortable year-round.

BEDROOM TWO

7'1" x 6'9" (2.16m x 2.06m)

Tucked away at the back of the house, the second bedroom offers a peaceful retreat. There's just enough room for a cozy small double bed and some compact storage pieces, making the space feel both functional and inviting. Natural light pours in through a UPVC double-glazed window, while a radiator ensures the room stays warm and comfortable year-round.

BEDROOM THREE

6'11" x 7'7" (2.11m x 2.31m)

The third bedroom is tucked away at the back of the house, offering a quiet retreat perfect for a single bed and compact storage options. Natural light pours in through a UPVC double-glazed window, while a radiator ensures the space stays warm and comfortable year-round.

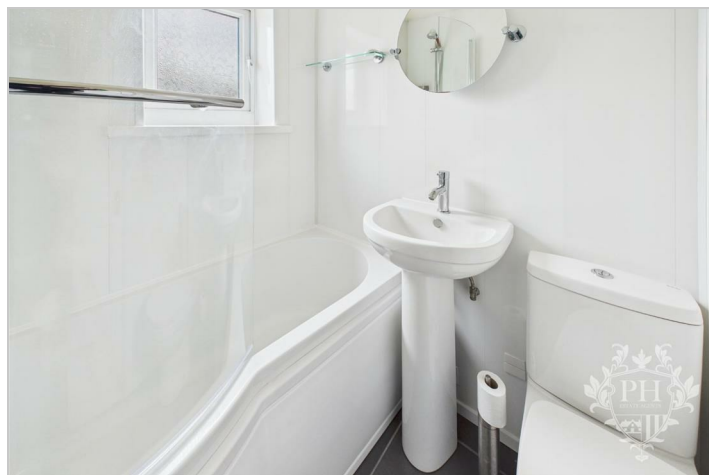
FAMILY BATHROOM

4'10" x 5'2" (1.47m x 1.57m)

The family bathroom features a stylish three-piece suite, complete with an elegant S-shaped bath fitted with a modern overhead shower and a sleek glass screen. A contemporary hand basin sits alongside a low-profile w.c., providing both comfort and functionality. Natural light softly filters in through a frosted UPVC double glazed window, offering privacy while brightening the space. Warmth is ensured by a well-placed radiator, and the walls are finished with attractive tiling that adds both texture and easy maintenance to the room.

EXTERNAL

There is convenient on-street parking available along both the front and side of the property, making it easy for residents and guests to find a spot nearby. At the back of the house, you'll find a private rear yard—ideal for relaxing outdoors or entertaining friends. The location is practical too, with local shops, cafes, and schools all within easy walking distance or just a quick drive away.



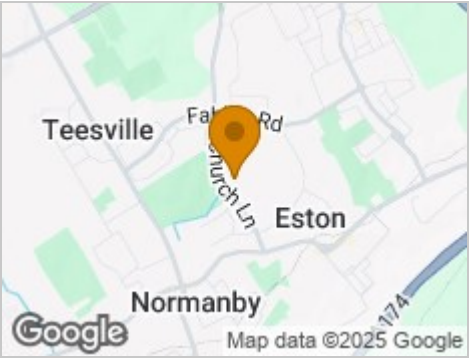
Road Map



Hybrid Map



Terrain Map



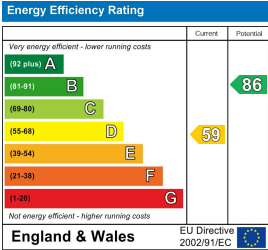
Floor Plan



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.