



PH ESTATE AGENTS



93 Barrington Crescent
, Middlesbrough, TS3 9HZ

£70,000



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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.

PORCH

3'0" x 7'4" (0.91m x 2.24m)

Ideal for storing your outside attire.

HALLWAY

12'0" x 6'8" (3.66m x 2.03m)

Step inside through the white UPVC double-glazed door, and you'll find yourself in a welcoming, sun-drenched hallway. Natural light streams in through the side window, creating dancing shadows across the clean lines of the space. The practical under-stair storage cupboard cleverly tucks away seasonal items and everyday essentials, while a radiator keeps the area cozy during cooler months. This bright entrance serves as the home's central artery, flowing seamlessly into the reception room and offering a staircase that leads to the first floor.

RECEPTION ROOM

12'0" x 13'9" (3.66m x 4.19m)

The spacious reception room welcomes you with its generous proportions, easily accommodating a comfortable two-piece suite. A feature fireplace serves as the room's focal point, its surround adding character and warmth to the space. Natural light streams through the expansive UPVC double-glazed window, brightening every corner, while a graceful archway leads seamlessly into the dining area, creating an open, flowing layout perfect for both everyday living and entertaining.

DINING AREA

8'5" x 10'3" (2.57m x 3.12m)

Bathed in natural light from the French doors, the intimate dining area creates a perfect spot for shared meals. While modestly sized, the space cleverly accommodates a cozy dining table without feeling cramped. The seamless flow between the dining area, kitchen, and rear garden makes entertaining a breeze, with guests able to move effortlessly between indoor and outdoor spaces. On warm days, the patio doors can be thrown open to let the garden's fresh air and greenery become part of the dining experience.

KITCHEN

8'7" x 10'3" (2.62m x 3.12m)

Bathed in natural light streaming through the large UPVC double-glazed window, this well-designed kitchen offers abundant storage with its thoughtfully arranged light-colored wall cabinets and base units. The clean lines of the drawer fronts complement the overall design, while cleverly planned spaces accommodate your choice of free-standing appliances. A modern radiator keeps the room cozy year-round, and the convenient rear entrance connects the kitchen seamlessly to the outside, perfect for bringing in groceries or stepping out to enjoy morning coffee in the garden.

REAR HALLWAY

5'3" x 3'6" (1.60m x 1.07m)

The rear hallway gains access to the ground floor w.c and side aspect of the property through a UPVC double glazed door.

Tel: 01642 462153

LANDING

5'8" x 7'0" (1.73m x 2.13m)

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

BEDROOM ONE

10'5" x 12'1" (3.18m x 3.68m)

Bathed in natural light from a large UPVC double-glazed window, the primary bedroom occupies a prime position at the front of the property. This generously proportioned space easily accommodates a double bed with room to spare, while still offering ample space for substantial wardrobes and chest of drawers. The strategically placed radiator ensures year-round comfort, and the room's thoughtful layout creates a peaceful retreat perfect for unwinding at day's end. The window's placement not only floods the room with morning light but also offers pleasant views of the front approach, creating an airy, welcoming atmosphere that makes this room feel even more spacious than its already generous dimensions suggest.

BEDROOM TWO

8'5" x 10'6" (2.57m x 3.20m)

Tucked away at the back of the house, the peaceful second bedroom offers a cozy retreat. The room easily accommodates a double bed and features clever spots for storage solutions. Natural light streams through the modern UPVC double-glazed window, while the radiator keeps the space warm and inviting during cooler months. The rear-facing position provides a quieter setting, perfect for a good night's sleep.

BEDROOM THREE

9'1" x 8'8" (2.77m x 2.64m)

Positioned at the front of the property, the third bedroom offers a cozy retreat. While more compact than its counterparts, this well-proportioned room bathes in natural light streaming through its UPVC double-glazed window. The space comfortably accommodates a single bed and cleverly designed storage solutions, making it perfect for a child's bedroom, home office, or guest room. A strategically placed radiator ensures year-round comfort, while the front-facing position provides pleasant views of the street below.

FAMILY BATHROOM

5'6" x 9'11" (1.68m x 3.02m)

Step into a well-appointed family bathroom where modern convenience meets practical design. The pristine three-piece suite features a spacious walk-in shower

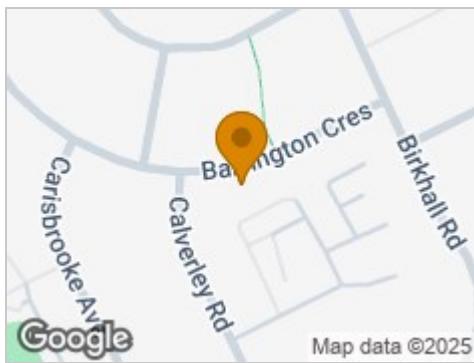
cubicle, complete with a precision-controlled thermostatic shower system that ensures the perfect water temperature every time. A hand basin provides ample space for daily routines, while the low-level toilet rounds out the essential fixtures. The room's partially tiled walls add both style and practicality, their smooth surfaces reflecting light from the UPVC double-glazed frosted window, which floods the space with natural brightness while maintaining privacy. A robust radiator keeps the room cozy during cooler months, making this bathroom a comfortable retreat for the whole family.

EXTERNAL

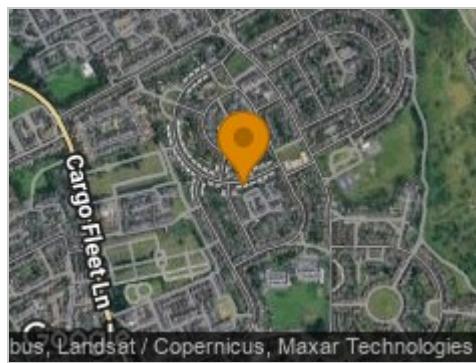
Step into a charming home wrapped in natural beauty. The welcoming front garden features lush, established bushes that create a natural privacy screen and add year-round color. Behind the house, an expansive rear garden unfolds as your private outdoor retreat. Here, a beautifully crafted wooden deck provides the perfect spot for summer barbecues and morning coffee, while a sweeping lawn stretches beyond, offering endless possibilities for gardening, play, or simple relaxation. The home's convenient location puts you just minutes from essential amenities and well-regarded schools, striking that perfect balance between peaceful living and practical accessibility.



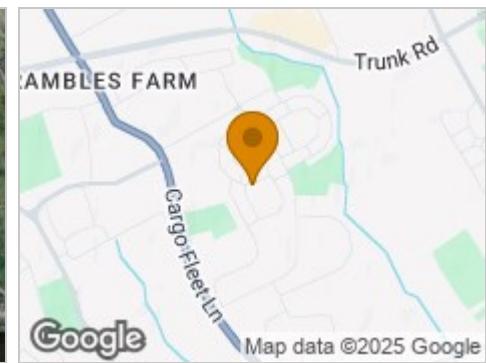
Road Map



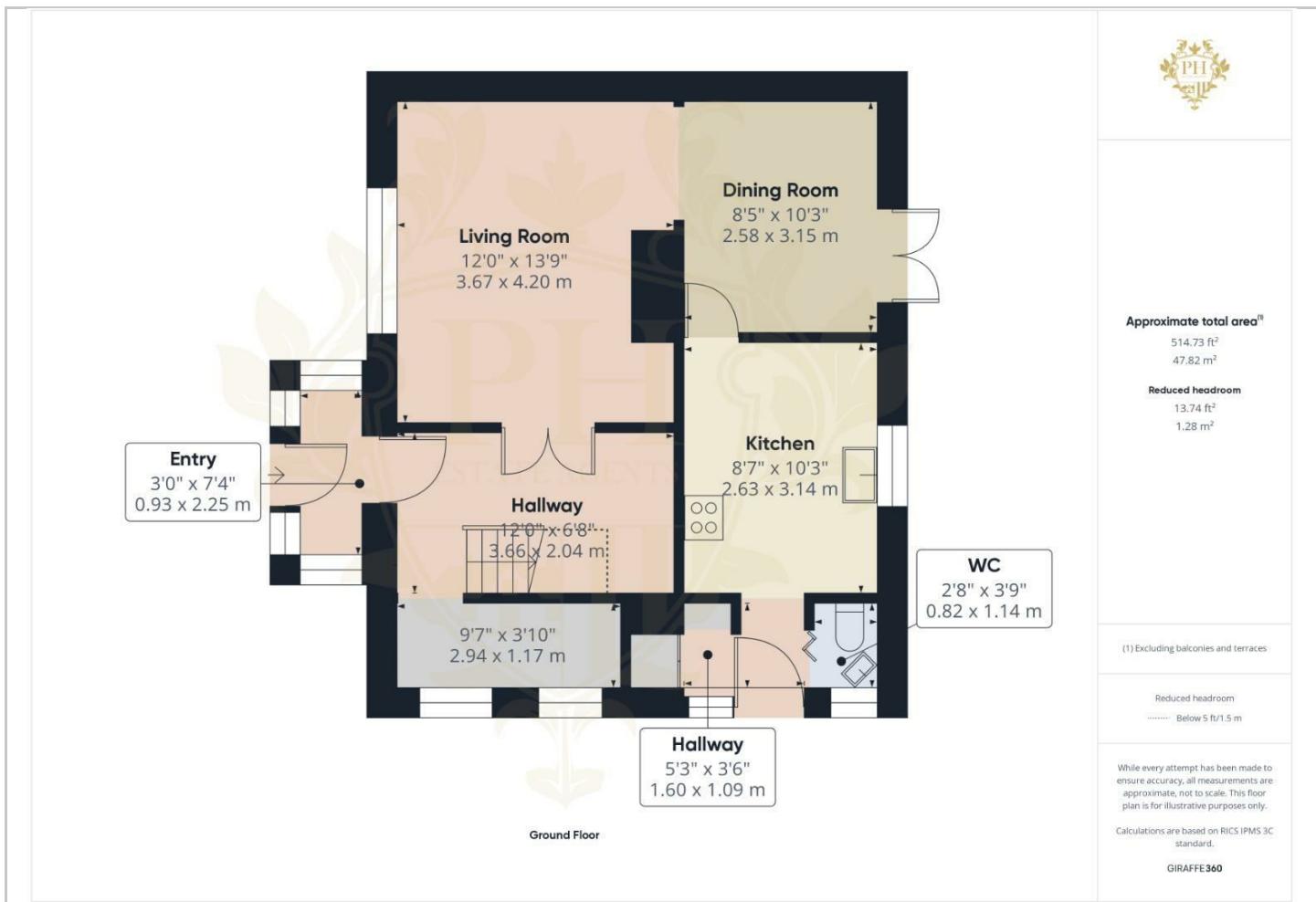
Hybrid Map



Terrain Map



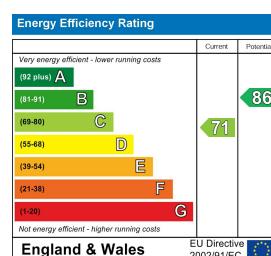
Floor Plan



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.