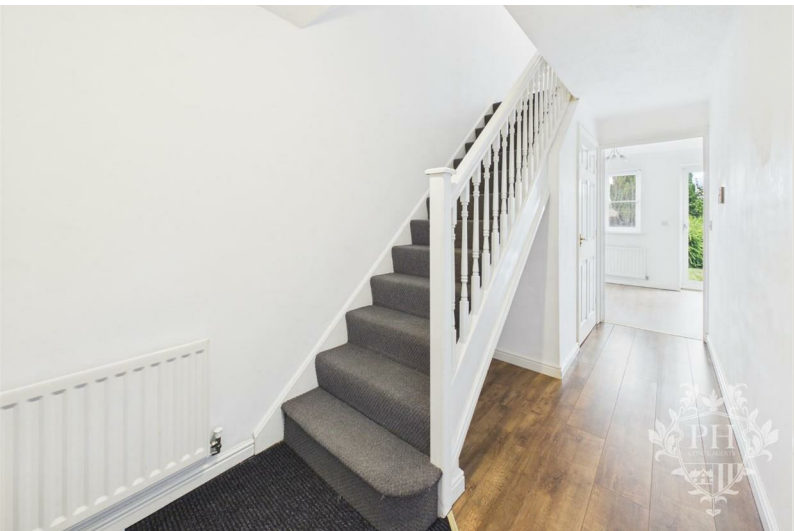
PH ESTATE AGENTS

31 Brecon Gardens

, Middlesbrough, TS6 9RZ

Offers In The Region Of £105,000 2 2 1 C



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HALLWAY

6'2" x 15'0" (1.88m x 4.57m)

Entering through the front garden, you are welcomed into a bright and contemporary entrance hallway, creating a smart and inviting first impression. The hallway provides convenient access to the reception room, kitchen, ground floor WC, and first-floor accommodation, offering a practical and well-connected layout. Finished with modern laminate flooring and crisp white walls, the space has a clean and neutral feel, while a radiator provides warmth and comfort.

RECEPTION ROOM

12'6" x 8'5" (3.81m x 2.57m)

Positioned to the rear of the property, the reception room provides a bright and comfortable living space, offering ample room for a two-piece suite together with additional freestanding furniture and storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light to enter, while patio doors provide a pleasant connection to the rear outdoor space. Modern laminate flooring complements the neutral décor, and a radiator ensures the room remains warm and comfortable throughout the year. This versatile reception room is ideally suited for both relaxing and entertaining.

KITCHEN

6'1" x 11'8" (1.85m x 3.56m)

Positioned to the front aspect of the property, the kitchen is a bright and practical space, fitted with an attractive range of cream wall, base, and drawer units complemented by stylish silver handles and contrasting wood-effect worktops. Integrated appliances include an electric oven with a gas hob positioned above, providing a functional and well-equipped cooking area. A UPVC double-glazed window allows plenty of natural light to fill the room, while laminate flooring provides a modern and easy-to-maintain finish. A radiator completes the space, ensuring the kitchen remains comfortable and welcoming.

GROUND FLOOR W.C

2'10" x 4'11" (0.86m x 1.50m)

Conveniently accessed from the entrance hallway, the ground floor WC is fitted with a practical two-piece suite comprising a wash hand basin and low-level WC. The room is finished with modern laminate flooring, providing a contemporary and easy-to-maintain finish, while a radiator ensures additional warmth and comfort. This useful ground floor facility is ideally positioned for both residents and guests.

LANDING

6'4" x 6'3" (1.93m x 1.91m)

The spacious first-floor landing provides access to the property's two well-proportioned bedrooms and family bathroom. Finished with crisp white walls and contemporary grey carpeting, the landing offers a bright and modern feel while providing a practical transition between the first-floor accommodation. There is also sufficient space for a useful storage unit, adding further practicality to the home.

BEDROOM ONE

9'7" x 11'6" (2.92m x 3.51m)

Positioned to the front aspect of the property, the generously proportioned main bedroom offers ample space for a king-size bed alongside additional bedroom furniture and storage units. The room benefits from a built-in wardrobe, providing excellent storage, together with a useful over-stair storage shelf. A UPVC double-glazed window allows plenty of natural light to fill the room, while a radiator ensures warmth and comfort throughout the year. Finished with contemporary grey carpeting, this spacious bedroom provides a comfortable and stylish retreat.

BEDROOM TWO

6'6" x 12'0" (1.98m x 3.66m)

Positioned to the rear aspect of the property, the second bedroom is a versatile and well-presented space, comfortably accommodating either a single bed or smaller double bed, together with additional bedroom furniture and selected storage units. A UPVC double-glazed window allows natural light to brighten the room, while a radiator ensures warmth and comfort throughout the year. Finished with carpeting, this flexible room would make an ideal guest bedroom, child's room, home office, or dressing room.

FAMILY BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

The family bathroom is fitted with a practical three-piece suite comprising a panelled bath, wash hand basin, and low-level WC. The room is complemented by a tiled surround, providing a clean and easy-to-maintain finish, while a large wall-mounted mirror enhances the sense of space and light. A frosted UPVC double-glazed window provides natural light while maintaining privacy, and a radiator ensures the room remains warm and comfortable throughout the year.

EXTERNAL

Externally, the property benefits from a low-maintenance front garden, laid mainly to lawn and providing an attractive approach to the home. A driveway positioned to the right-hand side offers convenient off-street parking and leads to the garage, providing useful additional storage or parking facilities.

To the rear, the property enjoys a private and enclosed garden, featuring a paved patio area and lawn, creating a pleasant space for outdoor dining, entertaining, or relaxing during the warmer months. The garden is not directly overlooked, offering a good degree of privacy and making it an ideal space for families and those who enjoy outdoor living.

The property is conveniently located within easy walking or driving distance of a range of local amenities and schools, while excellent access to the A66 makes this an ideal choice for commuters travelling further afield.

Tel: 01642 462153

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:

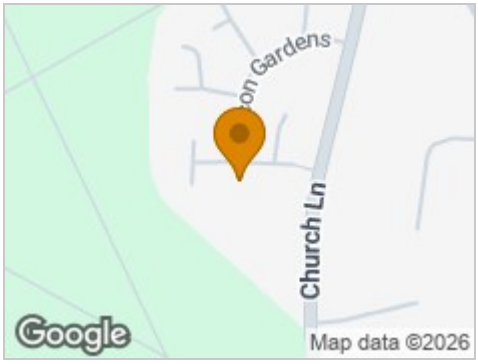
1.Contact our office.
2.Have your supporting documents ready.
3.We'll present your offer to the seller and keep you updated.

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.

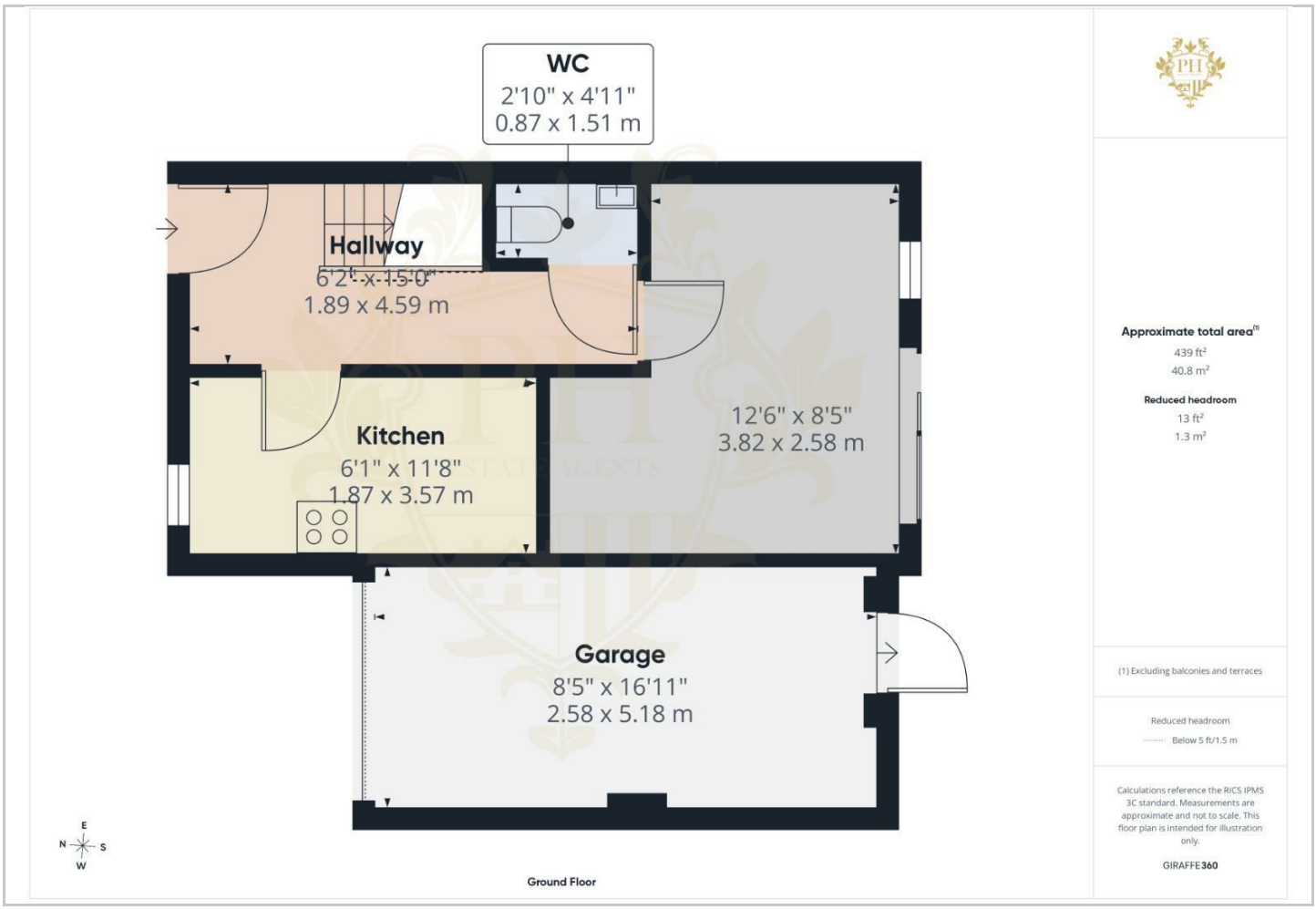
Road Map



Hybrid Map

Terrain Map

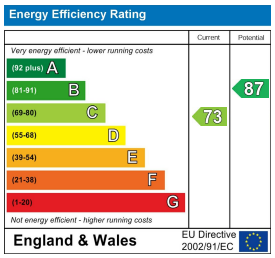
Floor Plan



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



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