PH ESTATE AGENTS

142 Ingram Road

, Middlesbrough, TS3 7BU

Offers In The Region Of £85,000

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HALLWAY

7'6" x 8'7" (2.29m x 2.62m)

Step in from the front garden and you'll find yourself in a welcoming, light-filled hallway. Sunlight pours in through a side window, illuminating the space and highlighting the crisp lines of the staircase ahead. This inviting entryway connects directly to the reception room and leads upstairs, while a cleverly tucked-away cupboard beneath the stairs offers a handy spot for storing coats, shoes, or anything else you want out of sight.

RECEPTION/ DINING ROOM

11'4" x 12'5" - 10'5" x 6'11" (3.45m x 3.78m - 3.18m x 2.11m)

At the front of the room, you'll find a welcoming reception area, brightened by a large window that lets in plenty of natural light. There's a classic fire surround with a coal fire, and a radiator tucked beneath the sill, making the space feel warm and inviting. It's roomy enough for a three-seater sofa, with extra space for side tables or a bookshelf, so you can relax or entertain guests in comfort.

Toward the back of the room, the layout opens into a cozy dining area. This spot is just right for a small dining table where you can enjoy meals or morning coffee, with additional space for storage units to keep things tidy. Another window here adds to the airy feel, and there's direct access to the kitchen, making it easy to move between cooking and dining.

KITCHEN

8'4" x 10'9" (2.54m x 3.28m)

The kitchen features white wall-mounted cabinets, matching base units, and spacious drawers, all set against striking dark countertops that create a bold contrast. There is ample room for free-standing appliances, giving you flexibility in how you set up the space. Natural light pours in through a well-positioned window, while a nearby door provides easy access to the side passage of the property, making it convenient for bringing in groceries or stepping outside.

SIDE PASSAGE

3'8" x 13'8" (1.12m x 4.17m)

The side passage gains access to the ground floor w.c, storage room and front & rear gardens through external doors.

LANDING

7'11" x 3'2" (2.41m x 0.97m)

The landing gains access to the two spacious bedrooms, family bathroom and loft and benefits from a window.

BEDROOM ONE

15'0" x 9'9" (4.57m x 2.97m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed and additional storage furniture. Natural light streams in through two windows, brightening the space and highlighting the built-in cupboard that provides convenient storage. A radiator ensures the room stays cozy year-round.

BEDROOM TWO

11'0" x 9'9" (3.35m x 2.97m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat from the main living areas. There's plenty of space for a double bed and generous storage, including a built-in cupboard to keep things tidy. Natural light streams in through the window, and a radiator ensures the room stays cozy year-round. Soft carpeting underfoot adds a touch of comfort, making this an inviting space for relaxation or guests.

FAMILY BATHROOM

5'6" x 6'5" (1.68m x 1.96m)

The family bathroom features a three-piece suite, complete with a deep paneled bathtub fitted with an overhead shower and framed by sleek, contemporary wall cladding. There's a hand basin and a low-level toilet, all illuminated by natural light filtering through a frosted window. A radiator keeps the space comfortably warm, making it a welcoming spot for daily routines.

EXTERNAL

This property features a spacious front lawn, side yard, and a private rear garden—perfect for outdoor entertaining or relaxing in the sun. A private driveway provides parking for one car, leading to a single garage for secure storage or additional parking. There's also extra communal parking available for visitors or additional vehicles. Conveniently located just a short drive from local shops, cafes, and schools, the home is well-connected by nearby bus routes for easy commuting.

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.

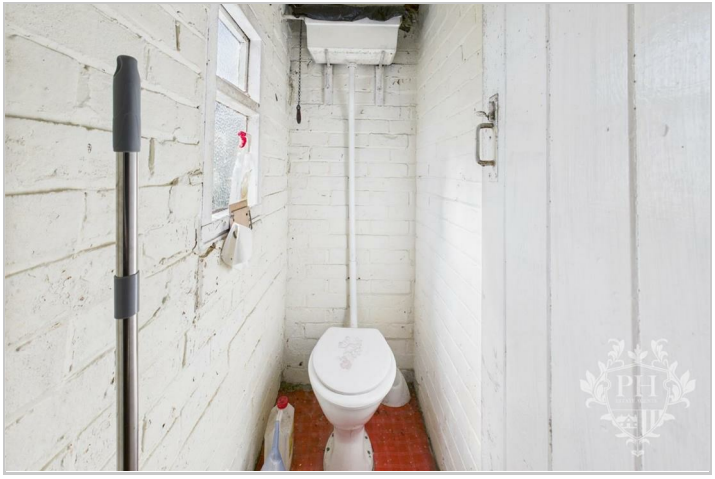
Legal Services

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!

Tel: 01642 462153

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.

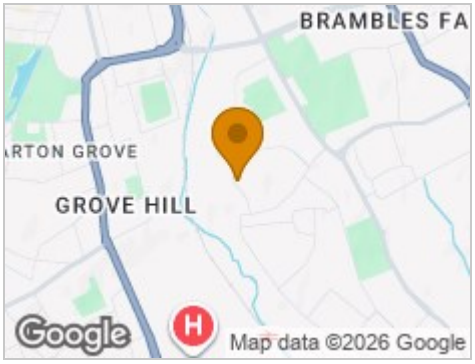
Terms & Conditions / Disclaimers
• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs, 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

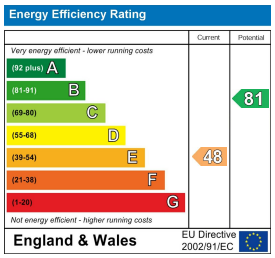


Floor Plan

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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