



## 9 Newgate

, Middlesbrough, TS6 9LJ

Offers In The Region Of £145,000





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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

6'2" x 3'5" (1.88m x 1.04m)

Stepping through a sleek black composite door, you're greeted by a sunlit hallway that leads seamlessly to the welcoming reception room and the staircase ascending to the first floor.

### RECEPTION & DINING ROOM

13'2" x 12'2" - 10'9" x 7'10" (4.01m x 3.71m - 3.28m x 2.39m)

At the front of the room, there's plenty of space for a two-piece suite and other living room furniture. Natural light pours in through a UPVC double glazed window, and a radiator keeps the area warm and cozy. There's also a handy understair storage cupboard, perfect for tucking away everyday clutter. Toward the back of the room, you'll find an area just right for a dining table, creating a comfortable spot for meals or entertaining. French doors open out to the conservatory, letting even more light in, while an internal door offers convenient access to the kitchen.

### CONSERVATORY

8'11" x 7'10" (2.72m x 2.39m)

Tucked away at the back of the property, the conservatory features expansive UPVC double-glazed windows that flood the space with natural light. A sturdy dwarf wall adds character and definition, while elegant French doors open directly onto the garden, creating a seamless connection between indoors and out. The floor is finished with sleek tiles, and a glass roof overhead allows sunlight to pour in throughout the day. There's just enough room to arrange a cozy seating area, making it an ideal spot to relax and enjoy views of the greenery outside.

### KITCHEN

10'10" x 7'5" (3.30m x 2.26m)

The kitchen features a variety of cream-colored wall, base, and drawer units that line the space, offering ample storage and a clean, classic look. Medium grey worktops provide a modern contrast, adding depth and style to the room. There's plenty of space for your own free-standing appliances, so you can truly make the kitchen your own. Natural light pours in through a UPVC double glazed window on the side wall, while a matching UPVC door opens out directly into the garden, blending indoor comfort with easy outdoor access.

Tel: 01642 462153

### LANDING

8'2" x 5'8" (2.49m x 1.73m)

The landing has a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms and bathroom.

### BEDROOM ONE

15'1" x 8'7" (4.60m x 2.62m)

The first bedroom sits at the front of the house, offering plenty of room for a double bed, large wardrobes, and additional storage without feeling cramped. Natural light pours in through a wide UPVC double-glazed window, while a modern radiator keeps the space cozy year-round. Soft carpeting underfoot adds a touch of warmth and comfort, making the room feel inviting from the moment you step inside.

### BEDROOM TWO

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

The second bedroom, presently set up as a home office, offers plenty of flexibility—it's spacious enough to comfortably fit a double bed along with compact storage pieces like a dresser or small wardrobe. Painted in crisp white, the walls make the room feel bright and airy, while the soft carpet adds warmth underfoot. A large UPVC double glazed window lets in lots of natural light and helps keep the space well-insulated, and a modern radiator ensures the room stays cozy year-round.

### BEDROOM THREE

6'7" x 6'6" (2.01m x 1.98m)

The third bedroom is positioned at the front of the house, offering a pleasant view through its large UPVC double glazed window. This cozy room is perfectly suited for a single bed, leaving enough space for compact storage solutions or a small desk. A built-in storage cupboard provides a convenient place to tuck away belongings, while a radiator ensures the space stays warm and comfortable year-round.

### FAMILY BATHROOM

6'0" x 6'2" (1.83m x 1.88m)

The family bathroom features a stylish three-piece suite, including a modern paneled bathtub fitted with an overhead shower and a clear glass screen. There's a sleek hand basin and a toilet thoughtfully combined with built-in storage, providing both convenience and organization. Natural light filters in through a frosted UPVC double-glazed window, offering privacy while keeping the space bright, and a radiator ensures the room stays warm and comfortable.

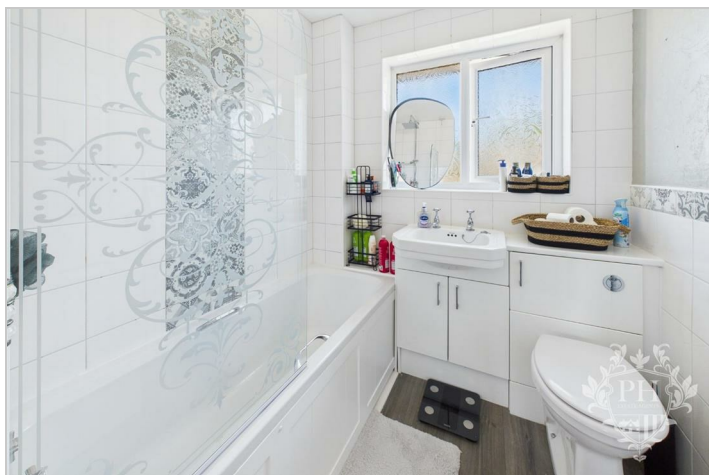
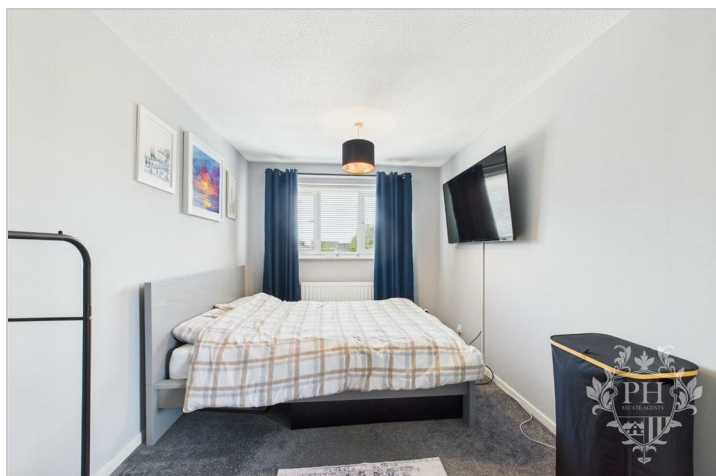
### GARAGE

8'1" x 16'1" (2.46m x 4.90m )

The garage has been transformed into a fully equipped home gym, featuring modern electrical wiring and convenient double doors that allow easy access and plenty of natural light.

### EXTERNAL

The property features a spacious, paved front garden, offering ample room for both parking and outdoor use. A long driveway runs along the side of the house, leading directly to a detached garage at the back. In the rear, you'll find a low-maintenance, fully paved garden with plenty of space for outdoor seating or a shed. Conveniently located, the home is just a short drive from local shops, schools, and everyday amenities, with easy access to the A174 for commuting or travel.



Road Map



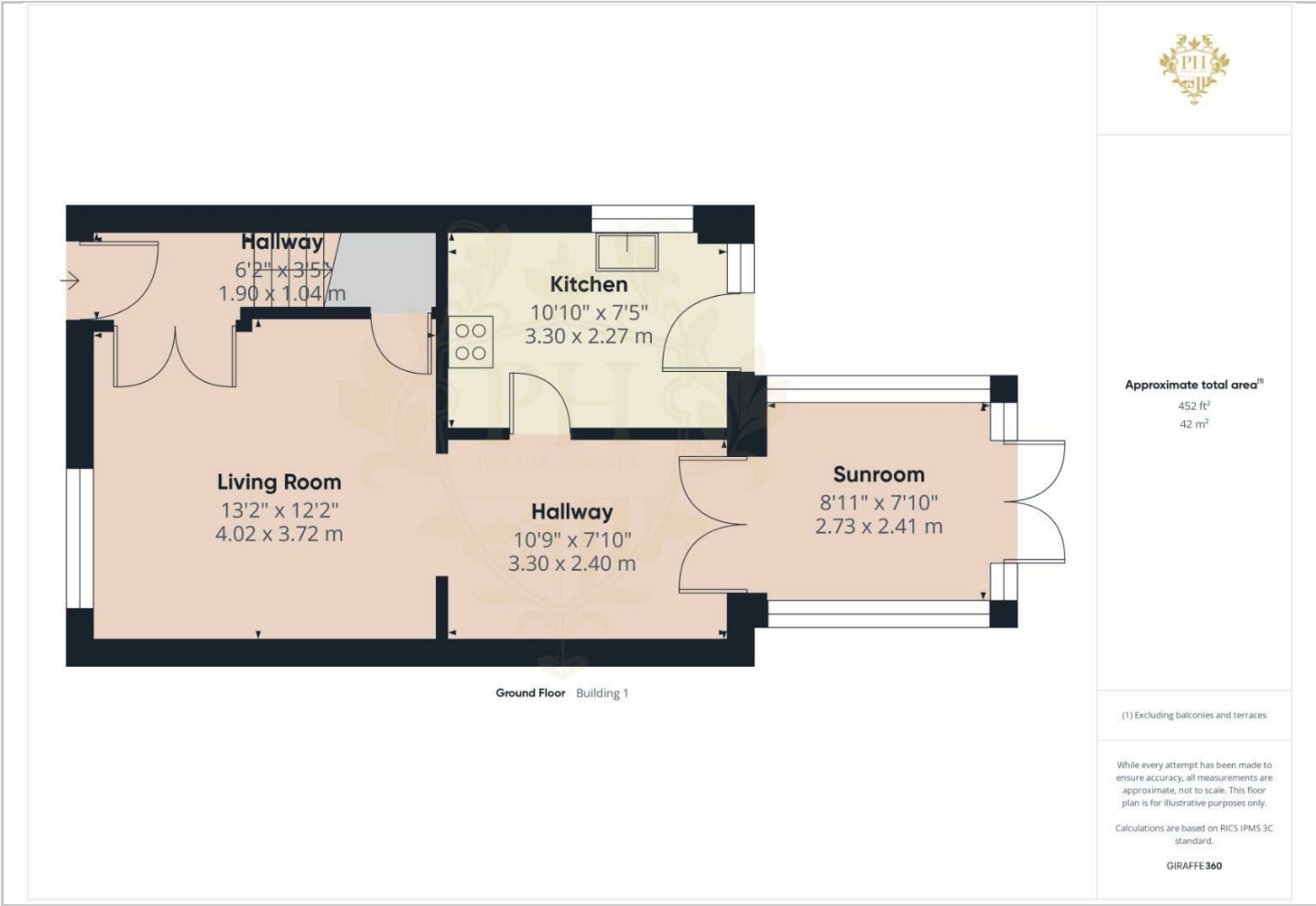
Hybrid Map



Terrain Map



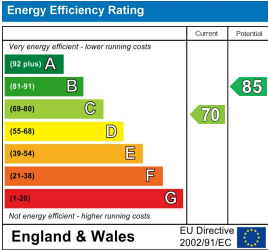
Floor Plan



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.