PH ESTATE AGENTS



15 Newton Close

, Middlesbrough, TS6 9HS

Offers Over £80,000

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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

9'3 x 7'3 (2.82m x 2.21m)
Step through a modern uPVC door to be welcomed into the inviting entrance hallway of the property. A quaint window adjacent to the door bathes the space in natural light, complemented by the warmth of a central heating radiator. A staircase gracefully ascends to the upper level, with a cleverly designed storage cupboard tucked underneath for convenience. This hallway is not just a passageway but an introduction to the home, providing access to the charming reception room and the heart of the house, the kitchen.

RECEPTION ROOM

10'3 x 12'10 x 7'8 x 8'4 (3.12m x 3.91m x 2.34m x 2.54m)
The generous open-plan reception area is situated at the front of the house, where a grand double-glazed window frames a view of the outdoor scenery and allows daylight to cascade across the room, with a central heating radiator resting discreetly below. The room boasts a carpet and neutral decor, presenting a perfect blank canvas eager for personal touches from its new owner. The open-plan configuration affords ample room for a cosy living area and a welcoming dining space, complemented by an additional radiator situated towards the room's rear. French doors offer a graceful transition into the sunlit conservatory.

CONSERVATORY

8'10 x 7'11 (2.69m x 2.41m)
Nestled at the property's rear, the conservatory is a serene retreat, a versatile space that invites relaxation and enjoyment. It provides a seamless connection to the verdant rear garden, offering a tranquil spot for contemplation or entertainment

KITCHEN

7'7 x 11'10 (2.31m x 3.61m)
The kitchen, also located at the back of the home, is a canvas ripe with potential, ready to be transformed into a culinary haven. It is equipped with an abundance of wall and base cabinets, enhanced by the convenience of an integrated oven, hob, and extractor fan. A stainless steel 1.5 sink with a

sleek mixer tap sits beneath a window offering a picturesque view of the rear garden. A uPVC door from the kitchen ensures easy access to this outdoor sanctuary.

LANDING

12'4 x 3'3 (3.76m x 0.99m)
The landing area, brightened by a window facing the front, acts as a crossroads within the home, leading to the loft space, the two bedrooms, and the bathroom facilities.

MASTER BEDROOM

10'3 x 12'3 (3.12m x 3.73m)
The master bedroom, a haven of tranquility, is positioned at the front of the home. A substantial window illuminates the space, with a central heating radiator below. This room is further enhanced by the luxury of a walk-in storage wardrobe, ensuring ample space for belongings.

BEDROOM TWO

8'x 12'4 (2.44mx 3.76m)
Bedroom two lies at the rear of the dwelling, distinguished by its contemporary carpet and a vast window that overlooks the garden, paired with a central heating radiator. This room also benefits from a built-in storage cupboard or wardrobe, providing an organised living space.

TOILET

5'1 x 2'9 (1.55m x 0.84m)
The toilet, a separate entity positioned conveniently next to the bathroom, maintains the home's theme of neutral decor. A frosted window to the rear ensures privacy while allowing in light, and it houses a white toilet fixture.

BATHROOM

7'11 x 4'10 (2.41m x 1.47m)
Completing the home is the bathroom, a sleek and modern space equipped with a bath accompanied by an electric shower overhead and a stylish vanity unit with a wash basin. The bathroom's fresh aesthetic is supported by the natural light from another frosted window, and it includes a built-in storage cupboard for toiletries and linens, marrying functionality with elegance.

EXTERNAL

The property boasts a generous driveway that ensures secure parking off the street, providing both convenience and peace of mind. This area is complemented by a tastefully arranged zone of gravel and lush grass, requiring minimal upkeep for those with a busy lifestyle.

At the back of the house, you'll find a charming garden, securely embraced by sturdy walls and fencing. It's designed for effortless care, featuring a neatly paved patio complemented by a quaint gravel section. The garden also includes a handy storage shed, perfect for tucking away any extra outdoor gear. This delightful outdoor retreat offers a serene spot to unwind and savor the tranquility of the evening after the day's activities.









Road Map



Hybrid Map



Terrain Map



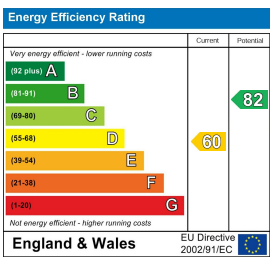
Floor Plan



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.

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