PH ESTATE AGENTS

4 Fernhill Road

, Middlesbrough, TS6 9HY

£155,000

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HALLWAY

4'4" x 9'6" (1.32m x 2.90m)

Entering the property from the side aspect through a stylish black composite glazed door, you are welcomed into a bright and spacious L-shaped entrance hallway. The generous layout provides access to the reception room, kitchen, two well-proportioned double bedrooms, shower room and loft space, creating a practical and well-connected entrance to the accommodation.

The hallway benefits from a range of built-in storage cupboards, offering excellent additional storage space while helping to keep the area uncluttered. The neutral white walls and carpet flooring create a light and versatile setting, complemented by a radiator for warmth and comfort. The overall layout provides a particularly useful entrance area with excellent access to the principal rooms throughout the property.

RECEPTION ROOM

18'3" x 11'9" (5.56m x 3.58m)

The generously proportioned reception room is positioned to the front aspect of the property and provides a spacious and comfortable principal living area. There is ample room to accommodate a three-piece suite, together with additional storage and display furniture, making the room well suited to both everyday living and entertaining.

A UPVC double-glazed bay window forms a pleasant focal point to the front of the room, allowing plenty of natural light to enter while being complemented by a double radiator for warmth. The room also features an attractive fire surround with gas fire, providing an additional focal point.

The neutral white walls and carpet flooring create a light and versatile backdrop, while a modern internal door adds a contemporary touch to the room. Overall, the generous proportions and appealing layout provide a flexible living space with plenty of scope for a variety of furnishings.

KITCHEN

8'9" x 10'10" (2.67m x 3.30m)

The kitchen is positioned to the rear aspect of the property and is fitted with a modern range of white high-gloss wall, base and drawer units, complemented by light-coloured worktops and chunky chrome handles. The contemporary finish provides a clean and practical setting, while offering a good level of storage and preparation space.

The kitchen is equipped with a built-in electric oven, ceramic hob and extractor fan, together with space for additional freestanding appliances. A UPVC double-glazed window provides plenty of natural light to the room, while a UPVC double-glazed door gives direct access into the adjoining sunroom. The layout provides a practical and well-equipped kitchen with convenient access to the additional living space.

SUNROOM

9'1" x 7'2" (2.77m x 2.18m)

The sunroom is conveniently accessed from the kitchen and provides a versatile additional reception space, making it an ideal area for use as a dining room, home office or relaxed sitting area. The room benefits from a dwarf wall surround with UPVC double-glazed windows, allowing plenty of natural light to fill the space and offering views towards the garden.

A UPVC double-glazed door provides direct access to the rear garden, creating a useful connection between the indoor and outdoor areas. The sunroom is finished with carpet flooring and features a pitched-style roof with inset spotlights, adding to the bright and practical nature of this versatile space.

BEDROOM ONE

14'5" x 10'6" (4.39m x 3.20m)

The first double bedroom is positioned to the rear aspect of the property and offers a generously proportioned and comfortable sleeping space, with ample room to accommodate a double bed, larger wardrobes and additional bedroom furniture with ease. The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the space, together with a double radiator providing warmth and comfort.

The bedroom is finished with carpet flooring and neutral décor throughout, creating a light, versatile and calming environment that can easily be personalised to suit individual tastes and requirements.

BEDROOM TWO

10'1" x 9'8" (3.07m x 2.95m)

The second double bedroom is positioned to the front aspect of the property and offers a well-proportioned and versatile space, comfortably accommodating a double bed, larger wardrobes and additional bedroom furniture. The room benefits from a UPVC double-glazed bay window, which provides an attractive feature while allowing plenty of natural light to enter the room.

Further benefits include a radiator and carpet flooring, with crisp white walls creating a bright and neutral backdrop. The generous proportions and neutral finish make this a comfortable bedroom with plenty of flexibility for a variety of furnishings and personal styles.

SHOWER ROOM

6'5" x 6'2" (1.96m x 1.88m)

The shower room is conveniently positioned centrally within the property and is fitted with a modern three-piece suite comprising a walk-in shower with electric shower and glazed screen, hand basin and low-level WC. The room benefits from a frosted UPVC double-glazed window, providing natural light while maintaining privacy, together with a radiator for warmth.

The walls are partially tiled, providing a practical finish around the main bathroom fittings, while the walk-in shower offers a convenient and easily accessible bathing option. Overall, the shower room provides a functional and well-appointed space for everyday use.

EXTERNAL

Externally, the property benefits from a generously sized front garden which has been predominantly paved to provide convenient off-street parking. The frontage is enclosed by a dwarf brick wall with attractive iron railings, while a dedicated section to the right provides space for a flower bed, adding a pleasant touch of greenery.

Access to the property is provided via the side aspect, creating a practical entrance

arrangement. To the rear is a well-maintained, low-maintenance garden, enclosed by fencing and incorporating a patio area which provides a suitable space for outdoor seating and entertaining during the warmer months.

The property also benefits from access to the garage, which has been adapted to provide a useful utility and storage room. This additional space offers excellent versatility for a range of household needs, whether used for storage, laundry or practical everyday use.

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.
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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.

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•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.
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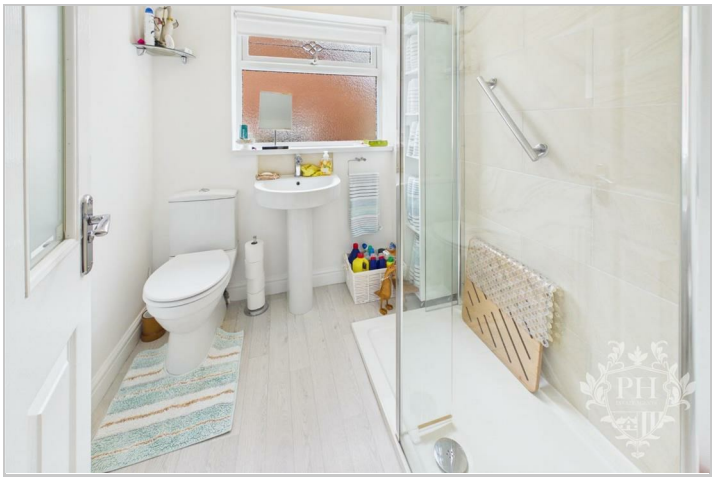
•By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
•Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
•All services, appliances, and 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

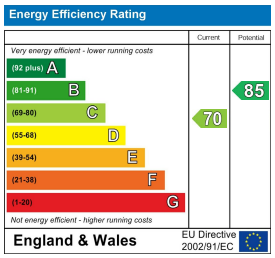
Terrain Map

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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