

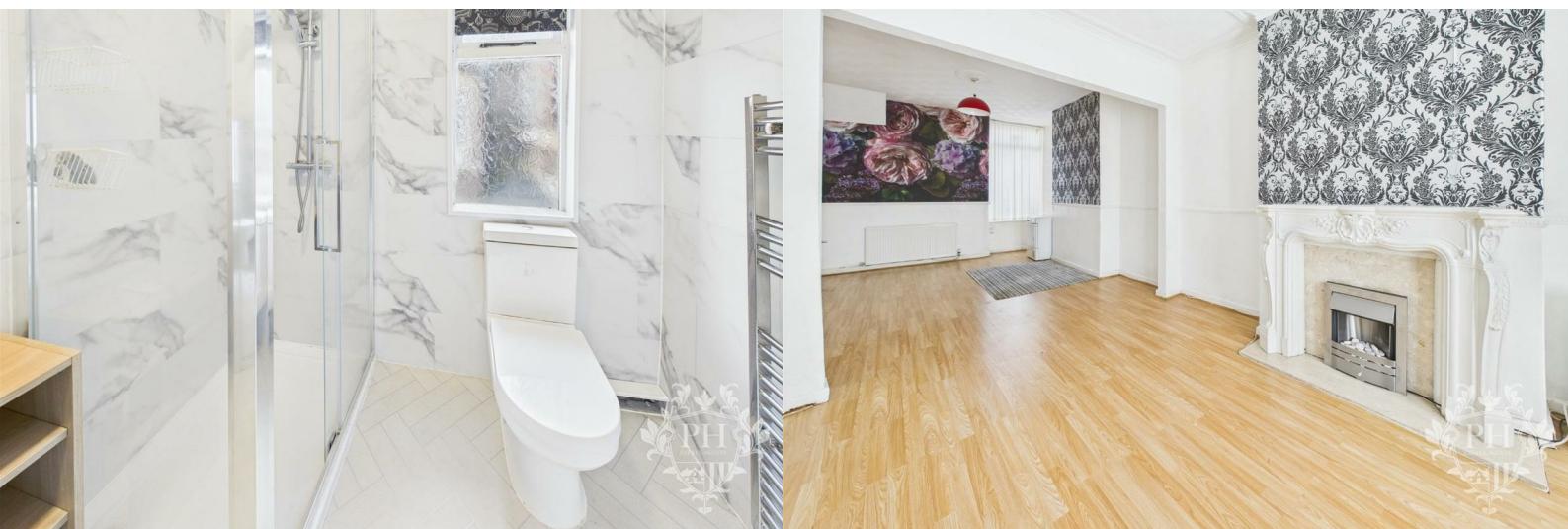


PH ESTATE AGENTS



119 Kings Road , North Ormesby, TS3 6EY

Offers In The Region Of £89,995



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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.

Further Information

Perfect investment potential with rental of around £650 - £700 PCM

Council tax band A / awaiting EPC energy rating / This is a freehold property / mains utilities and sewerage with no known rights of way affecting this property / on road public parking is offered within walking distance to the property

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Entrance Hall

9'9" x 2'10" (2.98 x 0.88)

Stepping through the white wooden door from the cozy, flower-lined garden, you find yourself in a sunlit hallway. Warm light spills across polished floors, guiding you toward the welcoming reception and dining room on one side, and a staircase that leads gracefully up to the first floor.

Open Plan Living/Dining Room

27'5" x 10'5" (8.37 x 3.18)

At the front of the room, you'll find a spacious living area, large enough to comfortably accommodate a two-piece sofa set along with extra storage units. This inviting space features a sizable window that lets in plenty of natural light, a classic radiator to keep things cozy, and a charming fire surround housing a traditional coal fire—perfect for relaxing evenings. Toward the back of the room, the dining area offers ample room for a full-sized dining table and is equipped with its own window and an additional radiator to ensure warmth. From here, you can easily access the kitchen, as well as a convenient understair storage cupboard, providing plenty of options for organization and daily living.

Kitchen

14'6" x 9'2" (4.44 x 2.81)

Tucked away at the back of the house, the kitchen features a striking collection of navy cabinets—wall-mounted, base, and deep drawers—that

offer plenty of storage and a bold pop of color. The light countertops create a crisp contrast against the rich cabinetry, while a built-in oven sits neatly below a sleek electric hob, giving the space a modern, functional feel. There's ample room for your own free-standing appliances, whether it's a dishwasher or a roomy fridge. Natural light pours in through a window overlooking the rear yard, and a door beside it opens directly outside, making it easy to step out with your morning coffee or bring in groceries. A radiator keeps the room cozy year-round.

split level landing

The split level landing gains access to the three spacious bedrooms and family bathroom.

Bedroom One

15'5" x 12'9" (4.71 x 3.91)

The first bedroom is located at the front of the house, where sunlight pours in through two large windows, creating a bright and welcoming atmosphere. The space is generous enough to comfortably fit a double bed, and features built-in wardrobes that provide ample storage without sacrificing floor space. A radiator keeps the room cozy year-round.

Bedroom Two

11'10" x 8'7" (3.62 x 2.63)

The second bedroom sits at the heart of the first floor, offering plenty of space for a double bed as well as larger wardrobes or dressers. Soft carpeting covers the floor, creating a cozy feel, while a window lets in natural light during the day. A radiator ensures the room stays comfortable year-round.

Bedroom Three

7'4" x 9'4" (2.26 x 2.85)

The third bedroom is tucked away at the back of the property, offering a quiet retreat with just enough room for a single bed and a few larger storage pieces. Natural light filters in through the window, while a radiator keeps the space warm and cozy. The soft carpeting underfoot adds a touch of comfort to this compact, private corner of the home.

Shower Room/WC

5'1" x 6'8" (1.55 x 2.05)

The bathroom features a sleek, contemporary three-piece suite, including a spacious walk-in shower cubicle fitted with a glass screen and a thermostatic shower for precise temperature control. A stylish hand basin and a low-level toilet complete the set. Modern wall tiles add a fresh, polished look, while a chrome heated towel rail offers both warmth and convenience. Natural light filters in gently through a frosted window, ensuring privacy without sacrificing brightness.



Road Map



Hybrid Map



Terrain Map



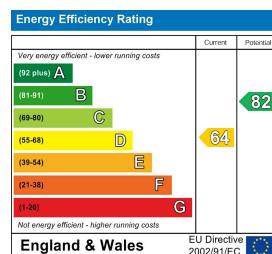
Floor Plan



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.