PH ESTATE AGENTS

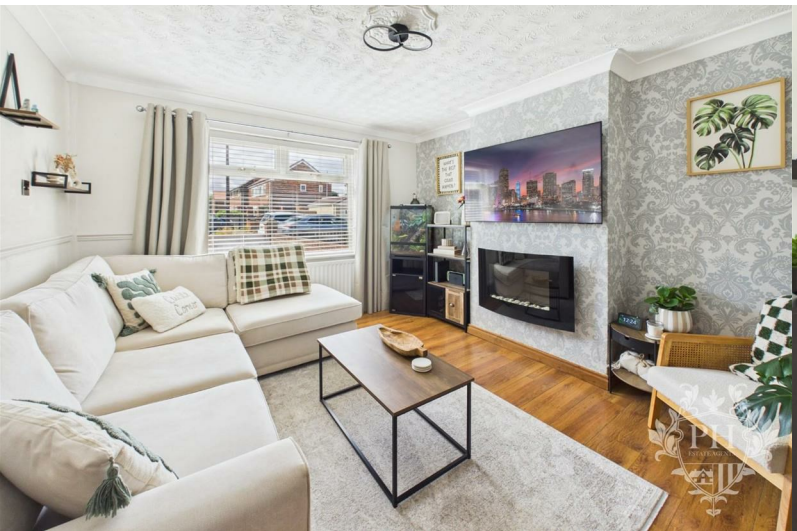


9 Downham Avenue

, Middlesbrough, TS3 7EY

Offers In The Region Of £95,000

2 1 2





9 Downham Avenue

, Middlesbrough, TS3 7EY

Offers In The Region Of £95,000







HALLWAY

4'8" x 9'0" (1.42m x 2.74m)

Upon entering the property from the front garden through a UPVC double glazed entrance door, you are welcomed into a bright and inviting hallway. This well-presented space provides access to the kitchen and the staircase leading to the first floor. Natural light fills the hallway through a UPVC double glazed window to the side elevation, creating a light and airy feel. The space is complete with a radiator for comfort and durable laminate flooring, offering a practical yet stylish finish.

RECEPTION ROOM

11'5" x 12'4" (3.48m x 3.76m)

Positioned to the front of the property, the spacious reception room offers a comfortable and versatile living space. There is ample room to accommodate a large corner sofa alongside additional furniture and storage units, making it ideal for both relaxing and entertaining. A large UPVC double glazed window allows plenty of natural light to fill the room, while a radiator provides warmth and a wall-mounted electric fire creates an attractive focal point, enhancing the welcoming atmosphere.

DINING ROOM

10'5" x 6'11" (3.18m x 2.11m)

Accessed directly from the kitchen, the dining area offers a versatile space that comfortably accommodates a family dining table, with room for a limited amount of additional storage furniture. A UPVC double glazed window allows natural light to brighten the room, while a radiator provides year-round comfort. The current owners have adapted this flexible space into a home gym, demonstrating its versatility and potential to suit a variety of lifestyles, whether as a dining room, home office, playroom, or fitness area.

KITCHEN

8'6" x 10'6" (2.59m x 3.20m)

Positioned to the rear of the property, the well-appointed kitchen is fitted with a range of contemporary light wall, base and drawer units, complemented by contrasting dark worktops and stylish black handles, creating a modern and practical workspace. The kitchen benefits from a built-in electric oven with a gas hob above, together with ample space for a range of freestanding appliances. A UPVC double glazed window overlooks the rear garden, allowing plenty of natural light to fill the room, while a UPVC door to the side elevation provides convenient access to the garden, making it ideal for everyday living and outdoor entertaining.

LANDING

7'7" x 5'2" (2.31m x 1.57m)

The first-floor landing is bright and welcoming, benefiting from natural light provided by a UPVC double glazed window to the side elevation. From here, there is access to both bedrooms, the family bathroom, and the loft, creating a practical and well-connected layout.

BEDROOM ONE

8'2" x 8'6" - 6'6" x 9'10" (2.49m x 2.59m - 1.98m x 3.00m)

Positioned to the front of the property, the principal bedroom has been thoughtfully partitioned to create a versatile additional space, currently utilised as a home office. The main sleeping area comfortably accommodates a double bed along with a selection of bedroom furniture and storage

units. The second partition offers excellent flexibility and could be used as a dedicated home office, walk-in wardrobe, dressing room, or nursery, depending on the buyer's needs. Both sections benefit from their own UPVC double glazed window, allowing an abundance of natural light to create bright and inviting spaces throughout.

BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m)

Located to the rear of the property, the second bedroom is a generously proportioned double room, offering ample space for a double bed alongside a range of additional bedroom furniture and storage units. The room benefits from a UPVC double glazed window, allowing plenty of natural light to flow in, while a radiator provides year-round comfort. Finished with a neutral cream carpet, this bright and versatile room would make an ideal guest bedroom, children's room or comfortable principal bedroom.

FAMILY BATHROOM

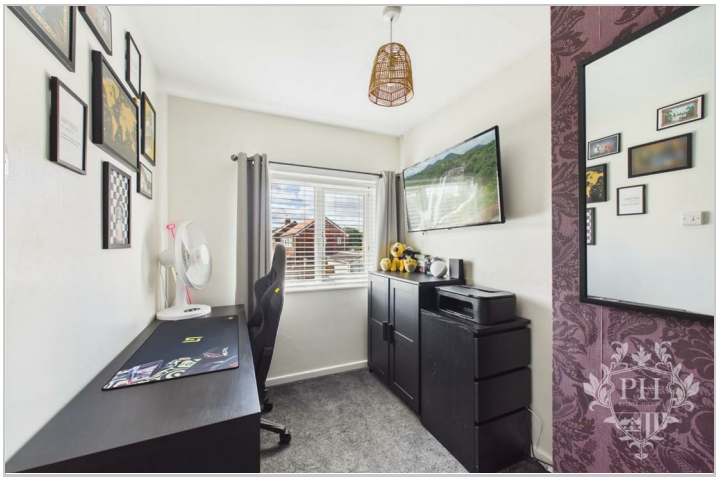
7'7" x 5'7" (2.31m x 1.70m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath, a wash hand basin, and a low-level WC. A frosted UPVC double glazed window to the rear elevation provides natural light while maintaining privacy, and a radiator ensures year-round comfort. The room is finished with attractive wood-effect wall panelling, creating a stylish, low-maintenance space with a warm and contemporary feel.

EXTERNAL

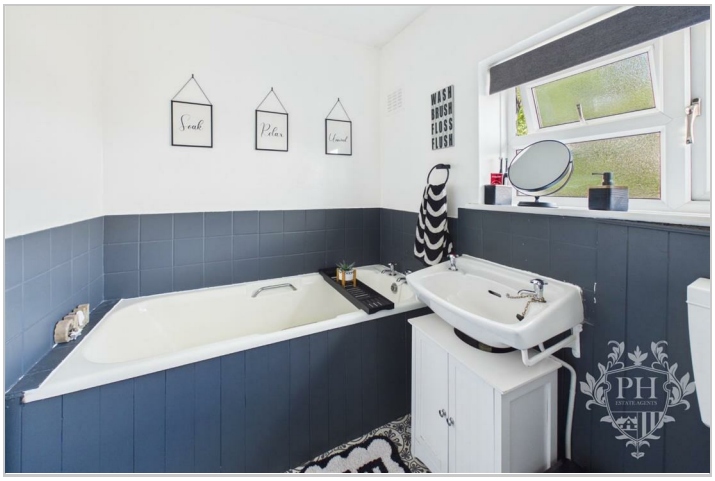
Externally, the property benefits from a well-maintained front garden enclosed by a dwarf brick wall, with ample on-street parking available nearby. To the rear, a generously sized, fully enclosed garden provides a private outdoor space, featuring a decked seating area that is perfect for outdoor dining, entertaining, or relaxing during the warmer months. The remainder of the garden offers excellent potential for families, keen gardeners, or those looking to create additional outdoor living space.

Ideally situated, the property is just a short drive from a range of local amenities, reputable schools, and excellent transport links, making it well suited to first-time buyers, growing families, and investors alike. Offered to the market with **no onward chain**, this home presents an excellent opportunity for a straightforward purchase.









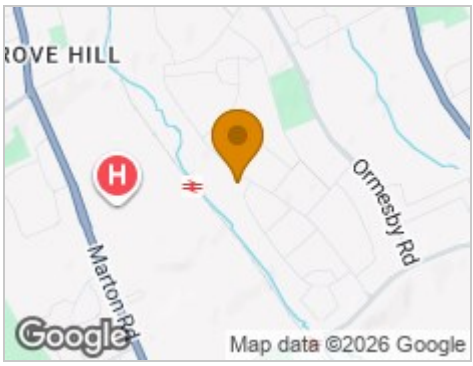
Road Map



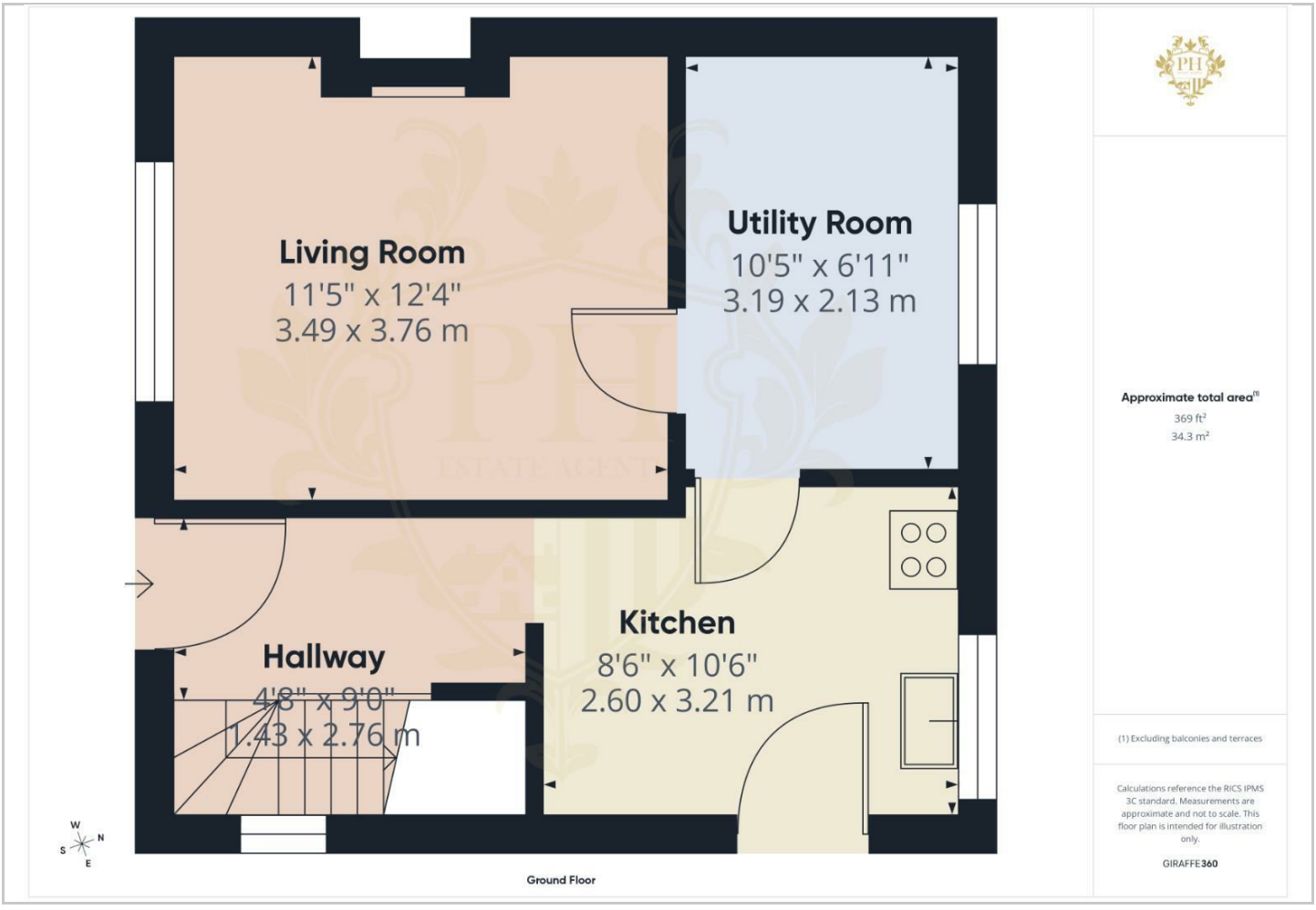
Hybrid Map



Terrain Map



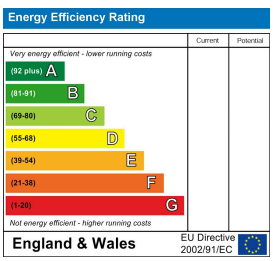
Floor Plan



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.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/