



24 Edward Street

North Ormesby, Middlesbrough, TS3 6JJ

£55,000



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HALLWAY

2'9" x 10'7" (0.84m x 3.23m)

Stepping in from the street, you find yourself in a sunlit hallway that invites you forward, offering a clear path to the welcoming reception and dining room, as well as a staircase leading to the first floor.

RECEPTION/ DINING ROOM

9'3" x 12'8" - 9'7" x 11'9" (2.82m x 3.86m - 2.92m x 3.58m)

On the right, you'll find the reception area—a welcoming space large enough for a comfortable two-piece suite, with extra room for storage units. Sunlight filters in through a generous window, giving the room a bright, airy feel. To the left, the dining area opens up, easily accommodating a large dining table. This side of the room also features its own window and a radiator, ensuring both light and warmth, and provides direct access to the kitchen for added convenience.

KITCHEN

6'9" x 20'3" (2.06m x 6.17m)

The kitchen sits at the back of the house, where sunlight streams through a window and fills the space with a warm, inviting glow. Along the walls, you'll find a mix of light-colored cabinets, drawers, and base units, offering plenty of storage and keeping the room feeling open and airy. There's ample room for your favorite free-standing appliances, so you can truly make the space your own. A radiator promises comfort on colder days, and a door leads out, connecting the kitchen seamlessly to the rest of the home.

LANDING

4'9" x 8'0" (1.45m x 2.44m)

The landing gains access to the properties two spacious bedrooms and family bathroom.

BEDROOM ONE

11'3" x 10'9" (3.43m x 3.28m)

The first bedroom sits at the front of the house, catching natural light through a wide window that looks out over the property. There's ample space here for a double bed, along with room for larger wardrobes or dressers. A radiator is tucked beneath

the window, making the room feel warm and inviting year-round.

BEDROOM TWO

7'3" x 11'4" (2.21m x 3.45m)

The second bedroom sits at the heart of the first floor, offering enough room for a comfortable double bed as well as generous storage options like a spacious wardrobe or chest of drawers. Natural light pours in through the window, while a radiator ensures the space remains cozy year-round.

FAMILY BATHROOM

6'9" x 10'6" (2.06m x 3.20m)

The family bathroom offers generous space, featuring a classic three-piece suite with a deep paneled bathtub perfect for unwinding, a hand basin, and a discreet low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the room, and a well-placed radiator keeps the entire space warm and comfortable.

EXTERNAL

This property features convenient on-street parking at the front and a secure, private rear yard—perfect for relaxing or letting kids play safely. Located just a few minutes' walk from local shops, cafes, and schools, it puts everything you need right at your doorstep.

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.

Tel: 01642 462153

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.

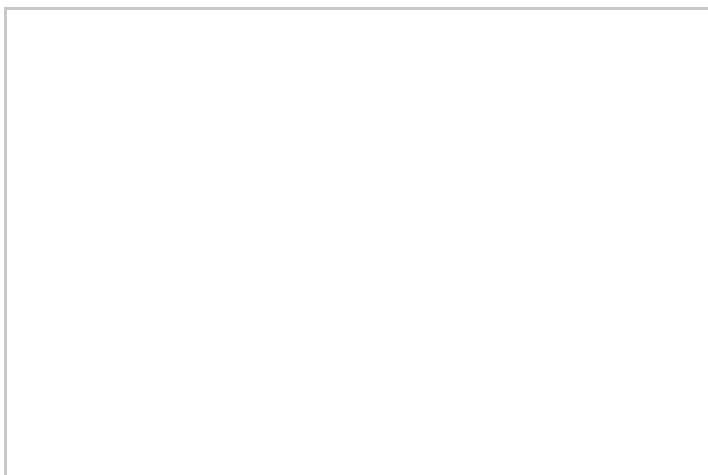
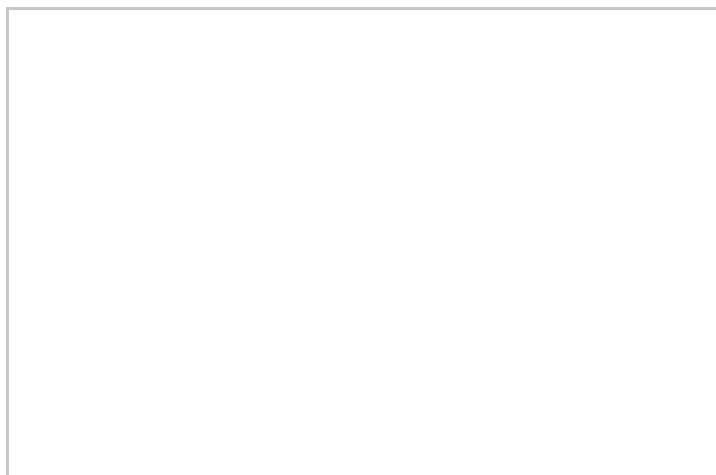
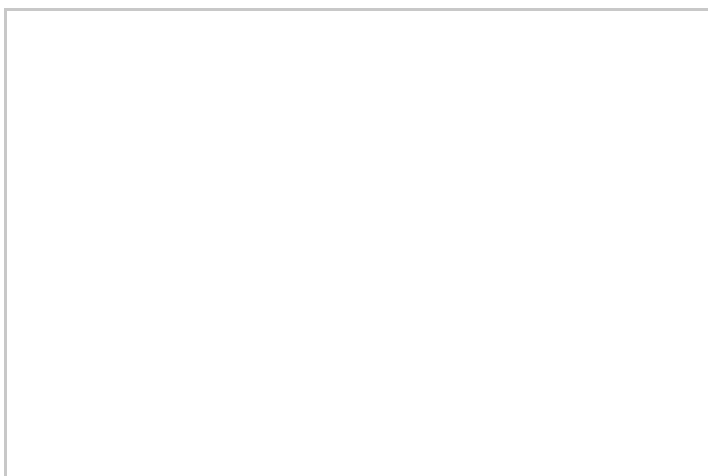
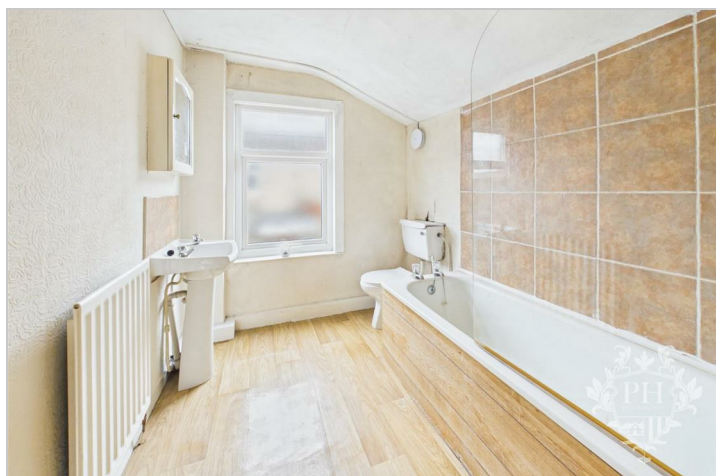
Terms & Conditions / Disclaimers

- 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.

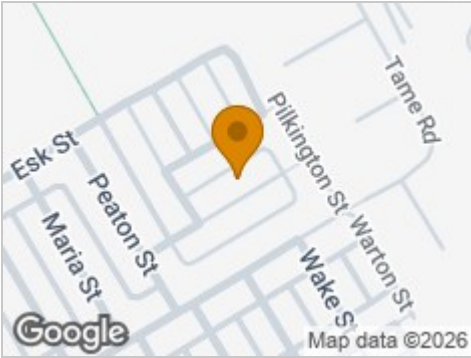
Prospective buyers should verify details to their own satisfaction before proceeding.

- 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.



Road Map



Hybrid Map



Terrain Map



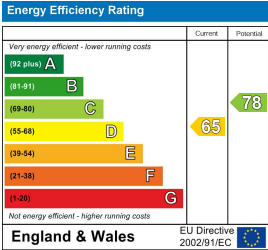
Floor Plan



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.