

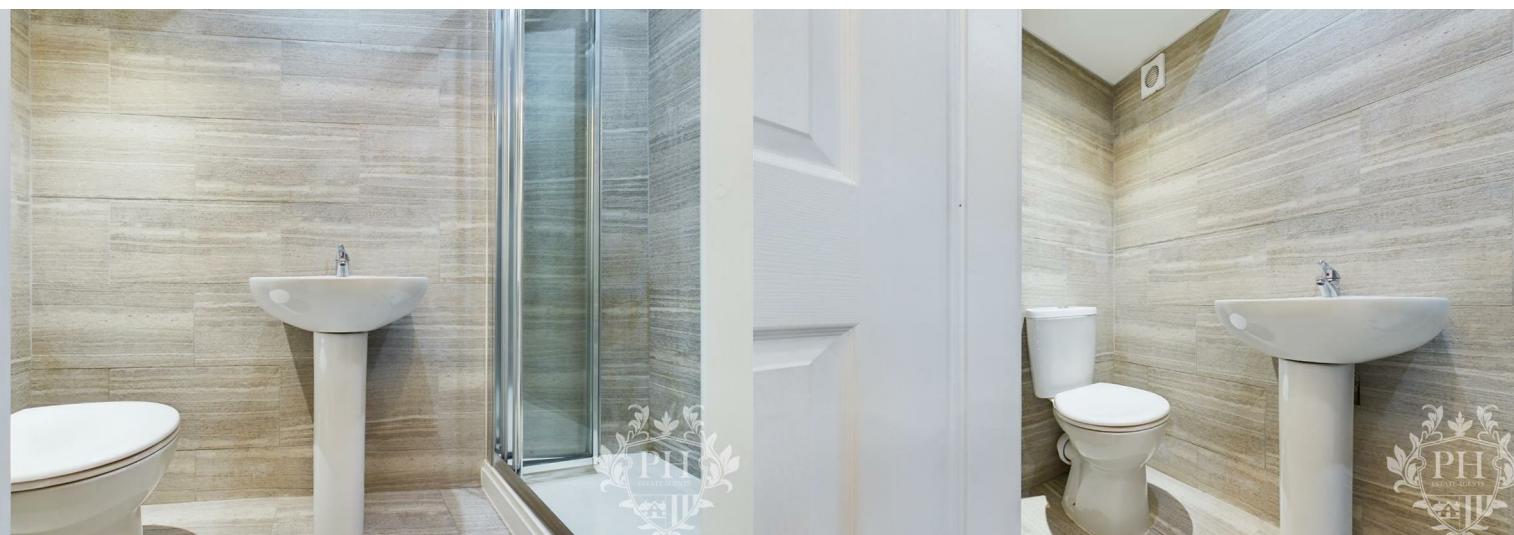


PH ESTATE AGENTS



## 24, Flat 1 Dovecot Street , Stockton-on-tees, TS18 1LN

£45,000



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## Entrance Hallway

From the secure communal hallway you will enter the property through a new wooden door which gives access to the bathroom, open plan kitchen/reception room, bedroom and storage cupboard.

## Open Plan Kitchen and Reception Room

The open plan kitchen & reception room benefits from two large UPVC windows gaining from a lot of natural light. This property compromises of a Wood effect lino and Beige Carpet along with a large electric radiator for warmth. The kitchen consists of white storage units and dark work tops which stand out against the freshly painted white walls.

## Bedroom

The bedroom consists of one large and one small UPVC Window, white walls, Beige carpets and a large electric radiator. The bedroom is the perfect size for a double bed and storage units.

## Bathroom

The bathroom in this apartment is compact but benefits from a new modern bathroom suit and shower cubical and grey wall tiles making it low maintenance.

## Storage Cupboard

From the hallway you will be able to access a ample size storage cupboard for those accessories that need to be hidden away.

## 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:

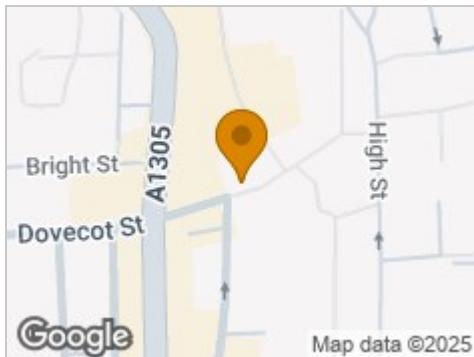
- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

#### 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.

## Road Map



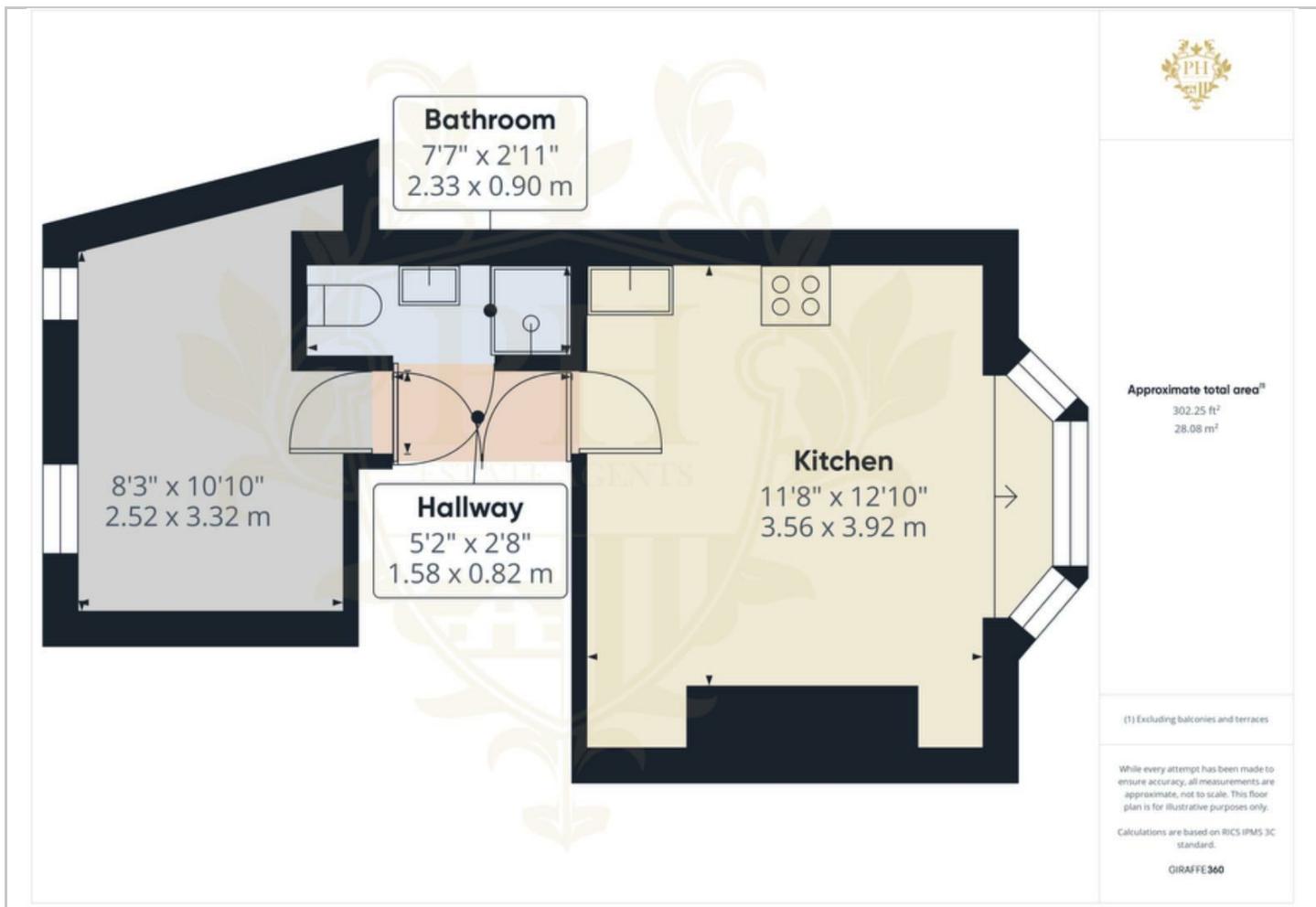
## Hybrid Map



## Terrain Map



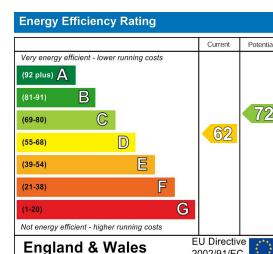
## Floor Plan



## 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.