



PH ESTATE AGENTS



15 Newlyn Green
, Middlesbrough, TS3 0DX

£115,000



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ENTRANCE

5'3" x 3'7" (1.60m x 1.09m)

Step through a sturdy UPVC double glazed door from the neatly fenced front garden and find yourself in a spacious, light-filled hallway. This welcoming entryway provides easy access to both the main reception room and the staircase leading to the first floor.

RECEPTION ROOM

11'2" x 18'6" (3.40m x 5.64m)

The main reception room offers plenty of space, easily accommodating a three-piece sofa set along with extra furnishings without feeling crowded. Its freshly painted white walls create a bright, airy atmosphere, while the plush grey carpet adds a touch of warmth and comfort underfoot. A large UPVC double-glazed window at the front lets in lots of natural light, and elegant French doors at the back open directly onto the garden, seamlessly blending indoor and outdoor living. The room is thoughtfully lit with modern spotlights overhead and kept cozy by a well-placed radiator. Conveniently, the reception room provides direct access to the kitchen for easy entertaining and day-to-day living.

KITCHEN

11'3" x 18'7" (3.43m x 5.66m)

The kitchen is fitted with a generous selection of pale-toned wall cupboards, base cabinets, and deep drawers, all thoughtfully arranged to maximize storage. Dark, polished worktops run along the counters, creating a striking contrast against the lighter units and offering plenty of workspace for meal prep. There's ample room for your choice of freestanding appliances, plus enough open space to comfortably fit a small dining table for casual meals. Three UPVC double glazed windows flood the room with natural light throughout the day, while a matching door opens directly to the rear garden, inviting the outdoors in. The space is finished with sleek spotlights overhead and a radiator to keep things cozy.

LANDING

2'8" x 6'11" (0.81m x 2.11m)

The landing gains access to the three spacious bedrooms, loft and family bathroom.

BEDROOM ONE

11'0" x 11'6" (3.35m x 3.51m)

The first bedroom sits at the front of the property, welcoming in natural light through a large UPVC double glazed window. There's plenty of room here for a double bed and generous storage options—think wardrobes, dressers, or even a cozy reading chair if you want. The space feels fresh thanks to newly laid soft carpet underfoot and cleanly painted walls, while modern spotlights overhead create a warm, inviting atmosphere. A radiator beneath the window keeps the room comfortable year-round.

BEDROOM TWO

11'5" x 11'6" (3.48m x 3.51m)

The second bedroom easily accommodates a double bed, along with a few well-chosen storage units. Freshly painted walls give the room a crisp, clean feel, and a modern radiator keeps the space cozy. A UPVC double glazed window lets in plenty of natural light, while built-in spotlights add a warm, inviting glow in the evenings.

BEDROOM THREE

8'1" x 6'10" (2.46m x 2.08m)

The third bedroom offers just the right amount of space for a comfortable single bed, along with a few compact storage pieces like a dresser or nightstand. The brand new carpet feels soft underfoot and gives the room a cozy vibe, while the freshly painted walls brighten things up. A modern UPVC double glazed window lets in plenty of natural light and helps keep the room warm, thanks to the efficient radiator below.

FAMILY BATHROOM

8'4" x 6'10" (2.54m x 2.08m)

The family bathroom features a stylish three-piece suite, complete with a modern paneled bathtub fitted with sleek shower attachments and a clear glass screen that keeps water neatly contained. A spacious hand basin sits atop a built-in vanity unit, providing convenient storage space beneath for toiletries and towels. The low-level WC is thoughtfully positioned for ease of use. Natural light gently filters in through two frosted UPVC double-glazed windows, ensuring privacy while brightening the space. A radiator offers warmth and comfort, and the walls are partially paneled, adding a touch of elegance and texture to the room's overall design.

EXTERNAL

This property features a secure, fenced front garden with a private driveway, perfect for off-street parking or extra peace of mind. Out back, you'll find a spacious rear garden that offers plenty of room for outdoor entertaining, gardening, or letting the kids run around. Located just a short stroll from local shops, schools, and beautiful parks, this home makes everyday convenience a breeze.

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

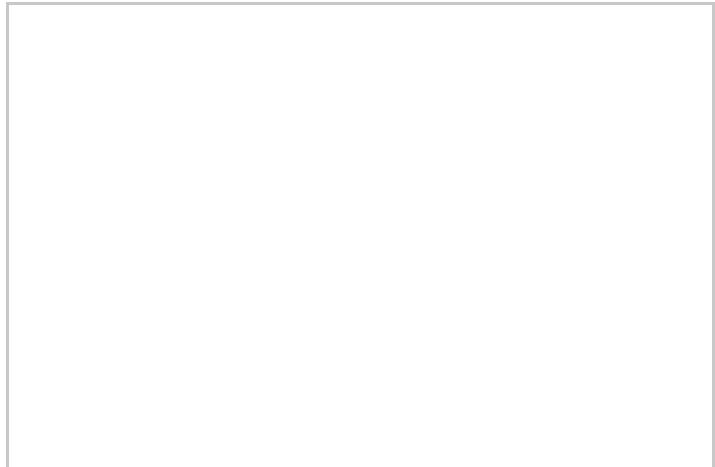
- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual 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.



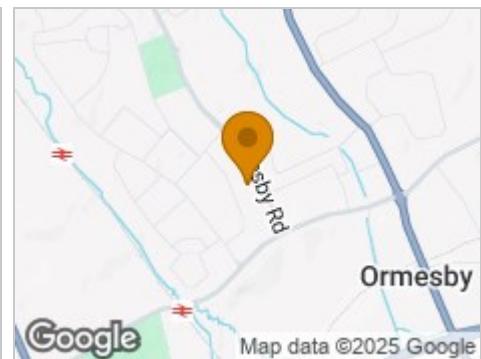
Road Map



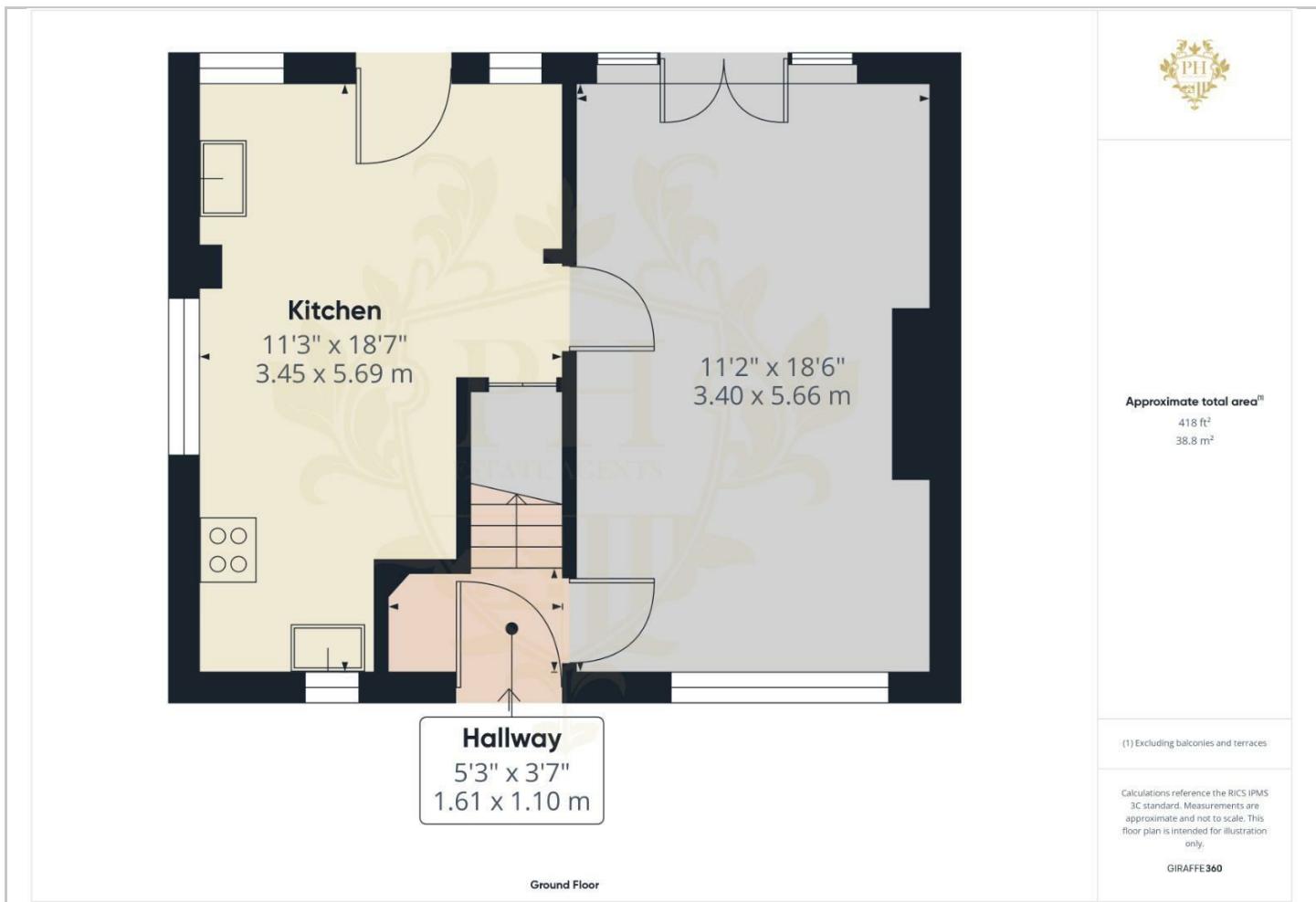
Hybrid Map



Terrain Map



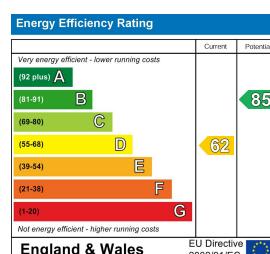
Floor Plan



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.