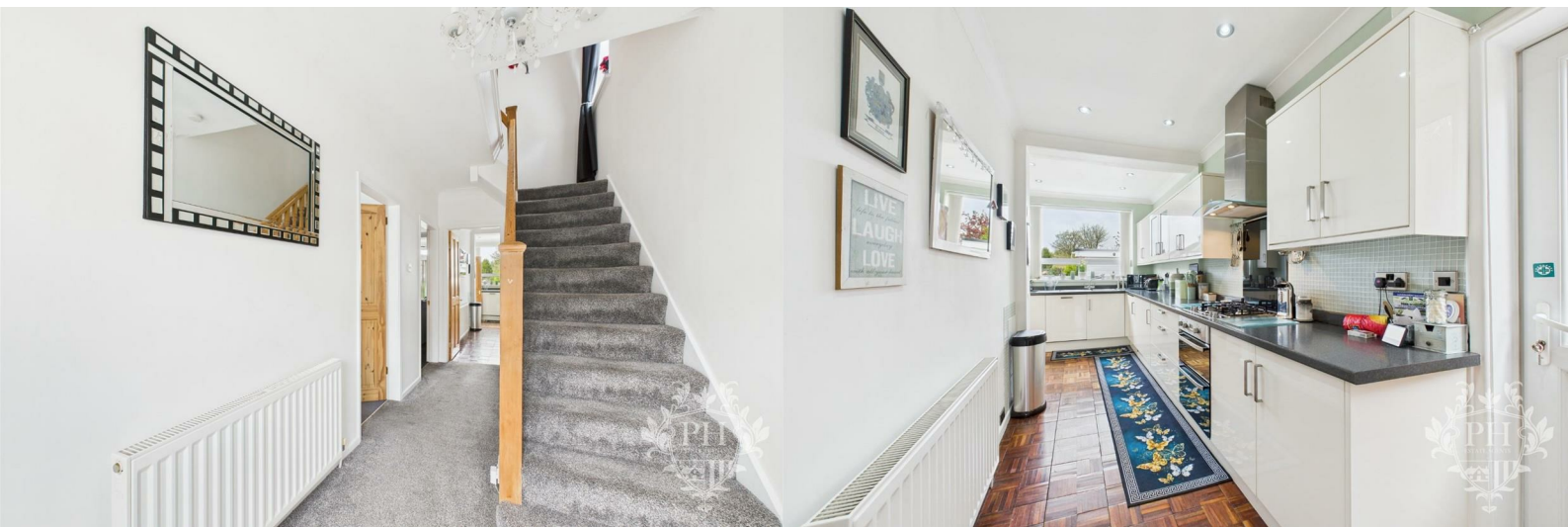




## 49 Park Avenue , Middlesbrough, TS6 0AP

£155,000

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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.

## HALLWAY

6'4" x 15'4" (1.93m x 4.67m)

Step through a white UPVC double glazed door from the sun-dappled front garden into a welcoming hallway, where natural light streams through windows to illuminate the area. This bright, airy space serves as the heart of the home, branching off to a cozy reception room, an inviting dining area, and a modern kitchen, while a carpeted staircase curves gracefully up to the first floor.

## RECEPTION ROOM

11'10" x 15'6" - 8'2" x 6'10" (3.61m x 4.72m - 2.49m x 2.08m)

Bathed in natural light, the expansive main reception room unfolds into a versatile living space that effortlessly accommodates dual seating arrangements. The generous dimensions allow for plush sofas, armchairs, and elegant storage solutions without feeling cramped. Sleek sliding glass doors span the rear wall, framing views of the garden beyond while creating a seamless flow between indoor and outdoor living. When open, these patio doors invite gentle breezes and the subtle sounds of nature, transforming the room into an airy retreat perfect for both entertaining and everyday relaxation.

## DINING ROOM

10'11" x 13'11" (3.33m x 4.24m)

Bathed in natural light from a UPVC double-glazed bay window, the spacious dining room graces the front of the property. The well-proportioned space easily accommodates a substantial dining table and multiple storage pieces without feeling cramped. A classic fire surround serves as a striking focal point, adding character and charm to the room, while plush grey carpeting underfoot creates a warm, inviting atmosphere. The room's front-facing position offers pleasant views of the approach to the property, making it an ideal setting for both casual family meals and more formal entertaining.

## KITCHEN

6'5" x 18'11" (1.96m x 5.77m)

Sleek and modern, the kitchen showcases an impressive collection of pristine cream high-gloss cabinetry that spans the walls and base. The carefully designed storage includes both traditional cupboards and smooth-gliding drawers, all featuring the same gleaming finish that catches and reflects light throughout the space. The sophisticated dark grey worktops provide a striking contrast against the bright white units, creating a contemporary two-tone aesthetic. Integrated appliances enhance the kitchen's functionality, including a versatile electric oven paired with a gas hob, crowned by a powerful extractor fan that keeps the cooking space fresh and ventilated. Natural light floods the room through a large UPVC double-glazed window overlooking the rear garden, while a matching UPVC double-glazed door to the side offers convenient access to the exterior and creates an seamless indoor-outdoor flow.

## LANDING

3'3" x 7'7" (0.99m x 2.31m)

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

Tel: 01642 462153

### BEDROOM ONE

10'9" x 13'11" (3.28m x 4.24m )

Bathed in natural light from an elegant bay window, the generously proportioned main bedroom commands the front of the home. This inviting space easily accommodates a king-sized bed and substantial furniture pieces, with plenty of room to spare for a relaxing seating area. The bay's UPVC double-glazed windows not only flood the room with sunshine but also offer charming views of the front garden. Plush carpeting underfoot adds warmth and comfort, while the modern radiator ensures a cozy atmosphere year-round. The room's thoughtful layout and ample dimensions make it an ideal retreat for peaceful nights and lazy Sunday mornings.

### BEDROOM TWO

10'10" x 9'11" (3.30m x 3.02m )

Peacefully positioned at the back of the property, the second bedroom offers a serene retreat. This generously-sized room easily accommodates a double bed and substantial storage furniture. Natural light streams through the UPVC double-glazed window, while the built-in storage cupboard provides convenient organization space. A modern radiator ensures year-round comfort. The room's rear-facing position provides added privacy and creates a quiet sanctuary perfect for restful nights.

### BEDROOM THREE

7'6" x 7'1" (2.29m x 2.16m)

Bathed in natural light from a large UPVC double-glazed window, this cozy front-facing bedroom offers an intimate retreat. While modest in size, the space efficiently accommodates a single bed and cleverly positioned storage solutions. The plush carpet underfoot adds warmth and comfort, complemented by a well-placed radiator that keeps the room toasty during cooler months. The room's position at the front of the property provides pleasant views of the street, making it an ideal space for a child's bedroom or home office.

### BEDROOM FOUR

15'8" x 13'2" (4.78m x 4.01m )

Ascending the stairway from the landing, you'll discover a cozy fourth bedroom tucked away in the upper reaches of the home. This charming space comfortably accommodates a double bed and features clever spots for storage solutions. Natural light streams in through two skylights, dancing across the soft carpeted floor and creating an airy, welcoming atmosphere. The room's position in the house gives it a peaceful, retreat-like quality, perfect for a restful night's sleep or a quiet reading nook.

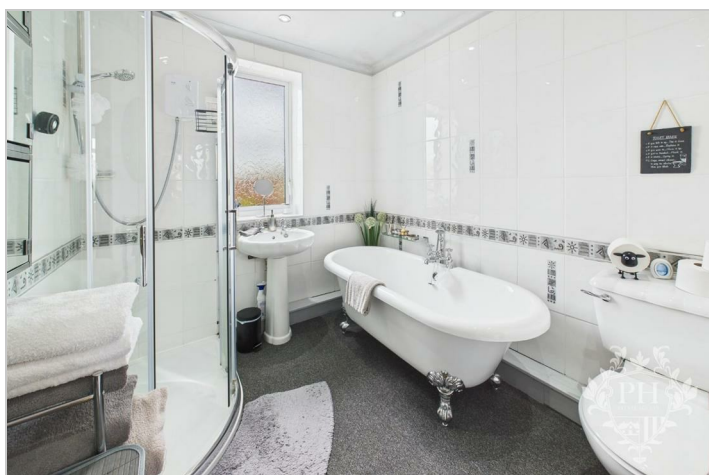
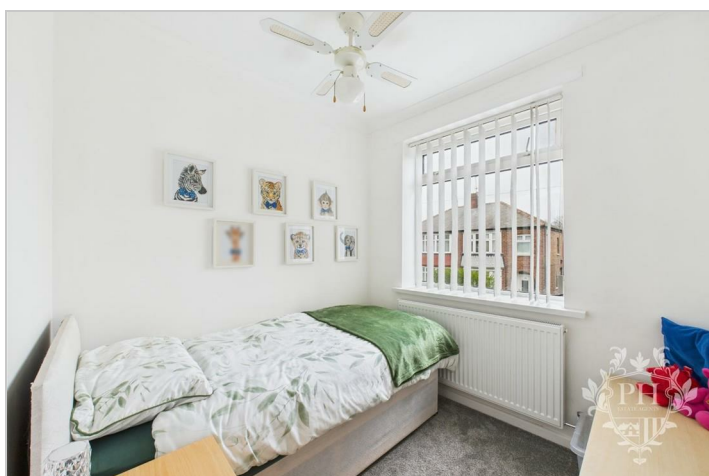
### FAMILY BATHROOM

7'4" x 8'0" (2.24m x 2.44m)

Step into a luxurious family bathroom where modern comfort meets practical design. At its heart stands an elegant free-standing bathtub, perfect for long, relaxing soaks. The separate shower cubicle features a precision-controlled thermostatic shower system, ensuring the perfect water temperature every time. A sleek hand basin and low-level toilet complete the contemporary four-piece suite. Light streams through the frosted UPVC double-glazed window, creating a bright, airy atmosphere while maintaining privacy. The floor-to-ceiling tiled walls add a touch of sophistication, their smooth surfaces gleaming in the natural light. For added convenience, a chrome towel warmer keeps linens toasty and within easy reach, adding both functionality and a modern accent to this well-appointed space.

### EXTERNAL

Welcoming you home is a charming front garden, bordered by a classic dwarf wall that adds character to the property's facade. A convenient shared driveway sweeps alongside the house, leading to your personal garage tucked away at the back. The rear garden is thoughtfully divided into two distinct spaces: a smooth-paved patio perfect for outdoor dining and entertaining, and a lush grass lawn ideal for children's play or weekend relaxation. This perfectly positioned home sits just minutes from bustling local shops, cafes, and highly-rated schools, making daily life both convenient and enjoyable.



Road Map



Hybrid Map



Terrain Map



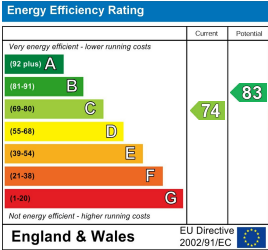
Floor Plan



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.