PH ESTATE AGENTS

18 Runnymede Green

, Middlesbrough, TS3 0EP

Offers In The Region Of £115,000 3 1 1

18 Runnymede Green

, Middlesbrough, TS3 0EP

Offers In The Region Of £115,000

HALLWAY

5'8" x 9'3" (1.73m x 2.82m)

Entering the property via the enclosed front garden, a UPVC double-glazed door opens into a welcoming and naturally bright entrance hallway. The hallway provides access to the reception room and stairs leading to the first floor, creating a practical and inviting entrance to the home. The space benefits from a side-aspect window, allowing additional natural light to flow through, along with a radiator and a useful understairs storage cupboard, providing convenient additional storage.

RECEPTION ROOM

13'10" x 12'6" (4.22m x 3.81m)

The reception room is positioned to the front aspect of the property, offering a comfortable and versatile living space with ample room to accommodate a two-piece suite, complemented by additional storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the space, while a radiator provides heating. Two useful alcoves add character to the room and offer further opportunities for display furniture, shelving or additional storage.

KITCHEN

14'0" x 6'10" (4.27m x 2.08m)

The kitchen is situated to the rear of the property and is fitted with a range of white base and drawer units, complemented by attractive wood-effect work surfaces. The kitchen incorporates a stainless-steel sink with drainer and provides designated space for a range of freestanding appliances. A useful breakfast bar creates an informal dining area and provides additional preparation space.

The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the kitchen, together with a radiator for heating. The kitchen also provides direct access to a useful utility/storage room, offering additional practical space for household appliances, storage and everyday essentials.

UTILITY/ STORAGE ROOM

5'8" x 7'0" (1.73m x 2.13m)

The useful utility/storage room is conveniently accessed directly from the kitchen and provides additional practical space for storage and household needs. The room benefits from a fitted base unit, a window providing natural light and ventilation, and direct access to the rear garden, offering added convenience for outdoor use and day-to-day living.

LANDING

4'1" x 5'9" (1.24m x 1.75m)

The first-floor landing provides access to all three bedrooms, the wet room and a separate WC, offering a practical and well-connected layout. The landing benefits from a side-aspect window, allowing natural light to brighten the space and creating a pleasant transition between the rooms.

BEDROOM ONE

10'9" x 12'6" (3.28m x 3.81m)

The first bedroom is positioned to the front aspect of the property and offers a well-proportioned and comfortable space, with ample room to accommodate a double bed along with additional bedroom furniture and storage units. The room benefits from a UPVC double-glazed window, allowing plenty of natural light into the space, together with a radiator for heating. A useful built-in cupboard provides valuable additional storage, helping to maximise the functionality of the room.

BEDROOM TWO

8'8" x 7'1" (2.64m x 2.16m)

The second bedroom is situated to the rear aspect of the property and offers a versatile and well-proportioned space, with sufficient room to accommodate a small double bed together with larger storage units and additional bedroom furniture. The room benefits from a UPVC double-glazed window, providing a good level of natural light, as well as a radiator for heating, creating a comfortable and practical bedroom environment.

BEDROOM THREE

8'11" x 9'5" (2.72m x 2.87m)

The third bedroom is positioned to the front aspect of the property and is generously proportioned compared to a typical single bedroom. The room offers ample space for a single bed, together with larger storage units and additional bedroom furniture, making it a practical and versatile space. A UPVC double-glazed window allows plenty of natural light into the room, while a radiator provides heating and comfort throughout the year.

WET ROOM

6'1" x 7'1" (1.85m x 2.16m)

The wet room is situated to the rear of the property and is fitted with an electric shower and a hand basin, providing a practical and functional bathing space. The room benefits from a radiator for heating, as well as a frosted UPVC double-glazed window, allowing natural light into the room while maintaining privacy. Partially tiled walls provide a clean and practical finish, making the space well suited to everyday use.

TOILET

2'9" x 4'2" (0.84m x 1.27m)

The separate WC is conveniently positioned apart from the wet room, providing additional practicality and convenience for residents and guests. The room benefits from a frosted window, allowing natural light to enter while maintaining privacy.

EXTERNAL

Externally, the property benefits from a well-defined fenced front garden, providing an attractive approach to the home, together with a generously sized rear garden offering a good degree of outdoor space for relaxation, entertaining or family use. Communal on-road parking is available nearby,

Tel: 01642 462153

providing convenient parking facilities for residents and visitors.

The property is also ideally positioned within a short distance of a range of local amenities, schools and Ladgate Lane, providing convenient access to everyday services, education and local transport links. The property is offered for sale with vacant possession and no onward chain, providing a straightforward opportunity for prospective purchasers.

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.

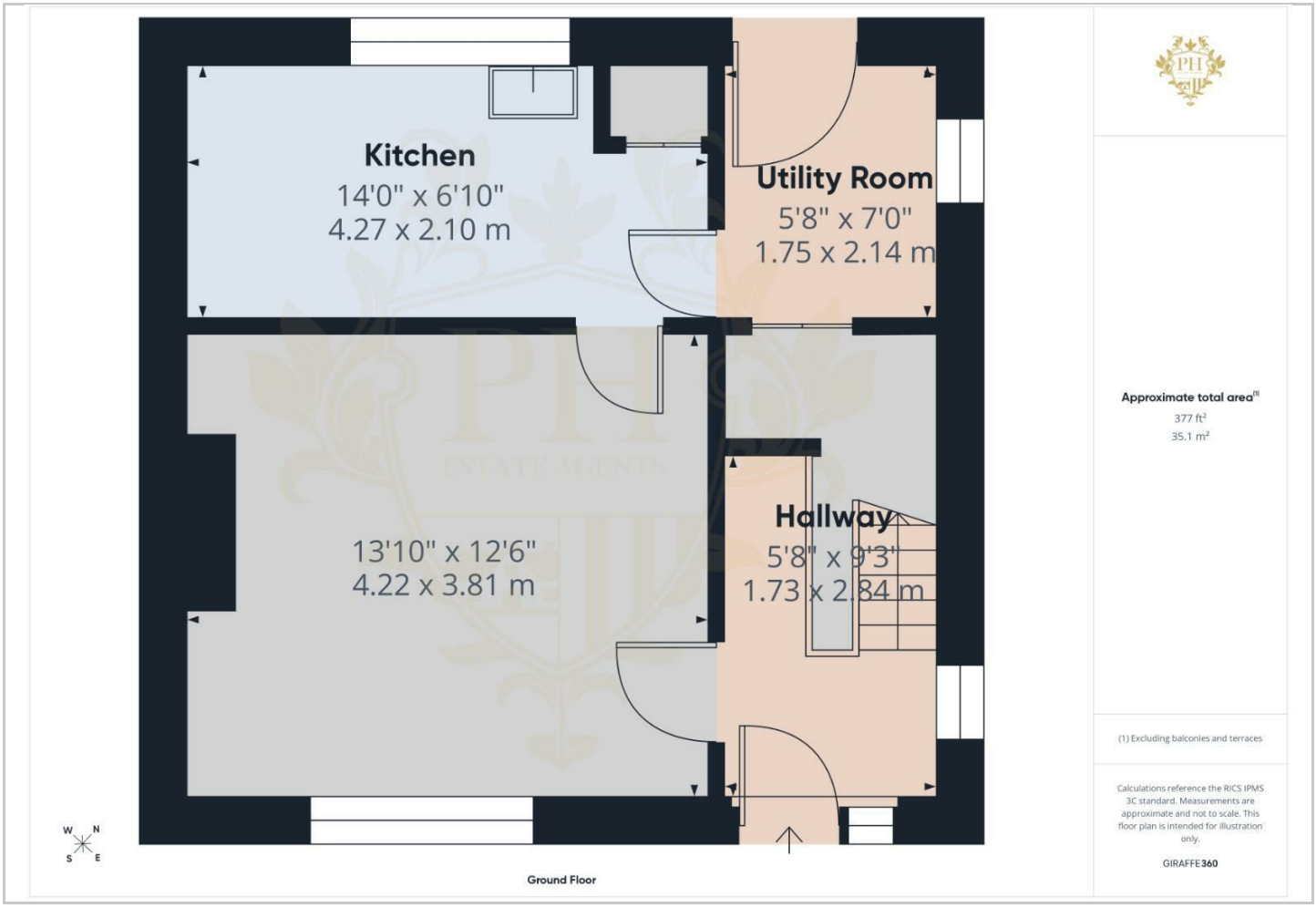
Terms & Conditions / Disclaimers
•All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
•Photographs,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

Road Map

Hybrid Map

Terrain Map

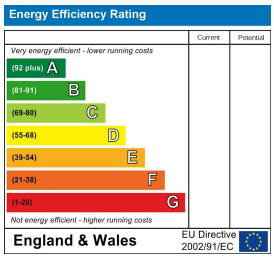
Floor Plan



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/