



# 93 Penrith Road

, Middlesbrough, TS3 7JF

£80,000

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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.

## Entrance

Entrance to the property through a uPVC double glazed door, radiator, stairs to the first floor.

## Lounge

uPVC double glazed window to the front of the room, radiator, laminate flooring, coal effect fire with surround, TV point, phone point, feature lighting.

Tel: 01642 462153

### Kitchen

A selection of wall and base units providing ample cupboard space, electric hob, fan assisted oven, sink with mixer taps, plumbing for washing machine, space for fridge freezer, space for a dryer, uPVC double glazed window and door for access to the rear of the property, storage cupboard housing the gas and electric meters, tiled flooring, part tiled surround, double radiator.

### Conservatory

uPVC double glazed surround, electric sockets, uPVC double glazed door to the rear.

### Landing

Carpet, uPVC double glazed window, cupboard housing the combi boiler.

### Bedroom 1

Situated to the front of the property, uPVC double glazed window also to the front of the room, carpet, built in wardrobes and storage, radiator.

### Bedroom 2

This room is also situated to the front of the property, uPVC double glazed window to the front, carpet, radiator, storage cupboard.

### Bedroom 3

Situated to the rear of the property, carpet, uPVC double glazed window to the rear of the room, radiator, storage cupboard.

### Bathroom

bath with shower over with shower screen, wash hand basin, tiled surround, lino flooring, uPVC double glazed frosted window.

### W/C Room

W/C, lino flooring, frosted uPVC double glazed window.

### External

Garage

Roller door, uPVC double glazed window.

Rear Garden

Lawn, secure fenced surround.

Front Garden

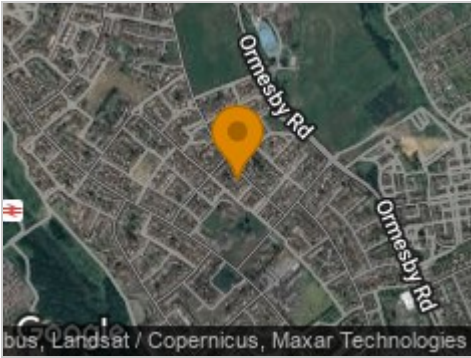
Lawn, driveway to the side.



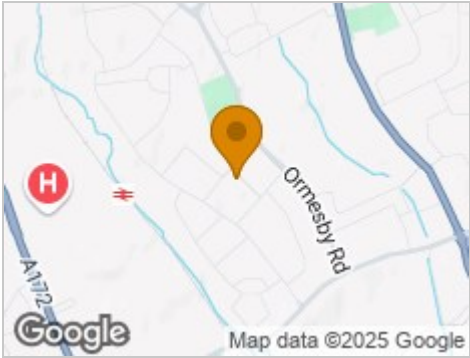
Road Map



Hybrid Map



Terrain Map



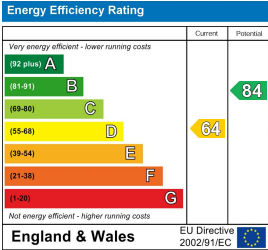
Floor Plan



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.