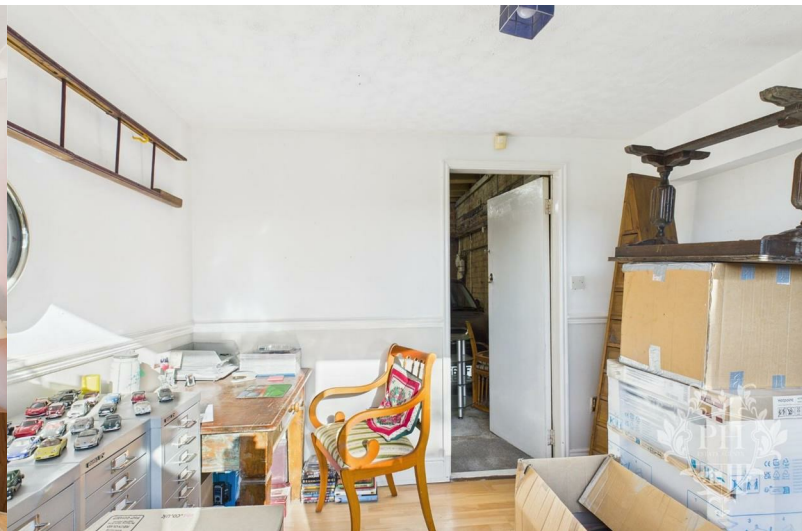
PH ESTATE AGENTS

27 Queen Street

, Lazenby, TS6 8EB

Offers In The Region Of £115,000 2 1 2 E



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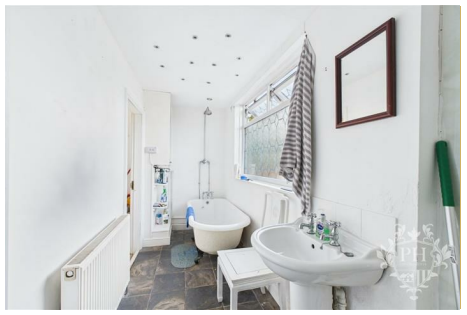


ENTRANCE

2'9" x 3'5" (0.84m x 1.04m)

Step in from the street through a crisp white UPVC double-glazed door, and you're greeted by a bright passageway underfoot with soft grey carpeting. The hallway stretches ahead, guiding you toward the main reception room and the staircase to the first floor.

RECEPTION ROOM

22'3 x 13'7"" (6.78m x 4.14m")

The reception room is generously proportioned, easily fitting a three-piece suite along with extra storage furniture without feeling cramped. A striking fire surround with a coal fire adds warmth and character, becoming a natural focal point for the space. Sunlight pours in through a broad bay window at the front, while a second window along the side wall ensures the room is always bright and airy. There's also a convenient doorway that leads directly into the kitchen, making the space ideal for both relaxing and entertaining.

KITCHEN

6'8" x 13'5" (2.03m x 4.09m)

The kitchen is lined with a selection of bright wall-mounted cupboards, matching base units, and spacious drawers, all finished in a soft, airy tone. Pale wood-effect countertops run the length of the workspace, providing a gentle contrast and a welcoming, modern feel. There's a built-in electric oven neatly integrated into the cabinetry, while open spaces are thoughtfully left for your own freestanding appliances. Natural light pours in through a side window, brightening the room and offering a pleasant view. The kitchen also opens directly into the dining area, making it easy to serve meals, and offers convenient access to the bathroom.

DINING AREA

9'2" x 9'6" (2.79m x 2.90m)

The dining area sits just beyond the kitchen, offering plenty of room for a full-sized table where friends or family can gather. Sunlight pours in through the sliding patio doors, which open directly onto the rear garden, creating an easy flow between indoor and outdoor spaces. An internal door also connects this area to the garage, making it convenient to bring in groceries or move between rooms.

GROUND FLOOR BATHROOM

4'7" x 13'3" (1.40m x 4.04m)

The bathroom is tucked away at the back of the ground floor, offering a quiet and private retreat. Inside, you'll find a classic three-piece suite: a sleek, free-standing bath fitted with shower attachments, a stylish hand basin, and a low-level toilet. Light filters softly through a frosted window, giving the space a gentle glow while maintaining privacy. A radiator ensures the room stays warm and comfortable, and the floor is finished with practical, easy-to-clean lino.

LANDING

The landing gains access to the two spacious bedrooms.

BEDROOM ONE

10'8" x 10'6" (3.25m x 3.20m)

The first bedroom sits at the front of the house, catching the light from a wide window that looks out over the street. There's plenty of room here for a double bed, with space left over for larger wardrobes or dressers without feeling cramped. Soft carpeting runs wall to wall, and a radiator keeps the space warm and comfortable year-round.

BEDROOM TWO

11'4" x 10'8" (3.45m x 3.25m)

Tucked away at the back of the home, the second bedroom offers a quiet, private retreat. There's plenty of room for a double bed along with larger wardrobes or dressers, so you won't have to compromise on storage. Natural light pours in through the window, brightening the softly painted walls and plush carpet underfoot, creating a warm and inviting atmosphere.

EXTERNAL

This home features an expansive double garage, fully equipped with electricity and a dedicated workshop area—perfect for DIY projects, extra storage, or keeping vehicles safe year-round. Out back, you'll find a generous rear garden that stretches out behind the house, complete with a spacious patio for outdoor dining and entertaining, as well as a well-kept lawn ideal for kids, pets, or relaxing in the sun. Nestled in a peaceful residential neighborhood, the property is just a short stroll from local shops, parks, and highly regarded schools, making everyday life both easy and convenient.

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.

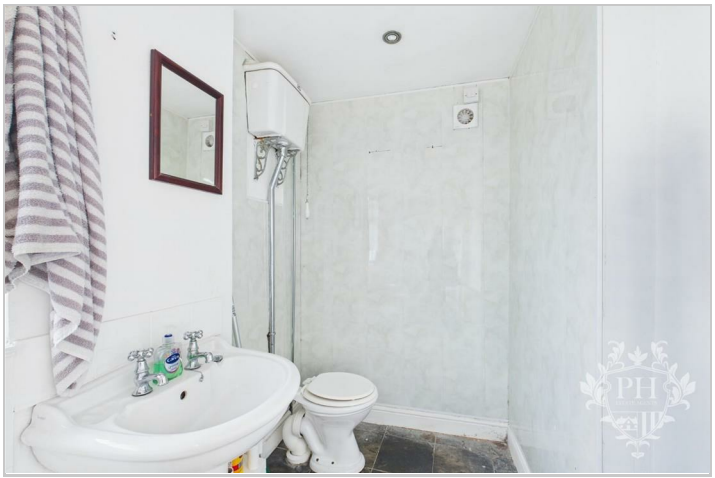
Legal Services

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!

Tel: 01642 462153

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

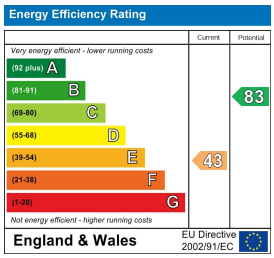
Terrain Map

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



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