



21 Sidmouth Close

, Middlesbrough, TS8 9DN

£149,995

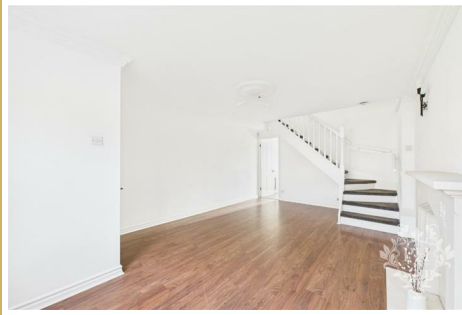
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IMPORTANT INFORMATION

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

3'4" x 2'9" (1.02m x 0.84m)

Step into a welcoming entrance hallway through an elegant white UPVC double-glazed door. This passage stretches ahead, drawing you naturally toward the main reception room. Along the way, you'll find practical built-in storage cupboards—perfect for coats and everyday essentials—while a radiator keeps the space comfortably warm.

RECEPTION ROOM

18'9" x 12'4" (5.72m x 3.76m)

Bathed in natural light from the expansive UPVC double-glazed window, the generously proportioned open-plan reception room serves as the heart of the home. This welcoming space easily accommodates a full three-piece suite with room to spare for additional living furniture, creating an ideal setting for both relaxation and entertaining. The room's focal point is an elegant feature fireplace surround, complemented by tastefully positioned wall-mounted lights that cast a warm glow during evening hours. A well-placed radiator ensures year-round comfort, while the room's strategic layout provides convenient access to both the kitchen and the stairway leading to the first floor, making the space as practical as it is inviting.

KITCHEN

8'0" x 12'5" (2.44m x 3.78m)

Bathed in natural light from a large UPVC double-glazed window, this thoughtfully designed kitchen features crisp, contemporary wall-mounted cabinets complemented by matching base units and soft-close drawers. At its heart, a built-in electric oven and hob create the perfect cooking station. The space is both practical and inviting, with plenty of room to accommodate your favorite appliances - whether that's a statement refrigerator or a beloved stand mixer. Modern flooring in neutral tones flows seamlessly throughout, while a strategically placed radiator ensures year-round comfort. The well-planned layout strikes an ideal balance between storage and workspace, making this kitchen as functional as it is stylish.

LANDING

11'1" x 3'9" (3.38m x 1.14m)

The landing benefits from freshly laid carpet gaining access into the three bedrooms, family bathroom and loft.

Tel: 01642 462153

BEDROOM ONE

8'1" x 12'4" (2.46m x 3.76m)

Tucked away at the back of the house, the main bedroom offers a peaceful retreat from the bustle of daily life. The spacious layout easily accommodates a double bed and generous storage furniture, while a clever built-in cupboard beneath the stairs maximizes every inch of available space. Sunlight streams through the double-glazed UPVC window, dancing off the crisp white walls and plush grey carpeting to create an airy, contemporary feel. The modern radiator ensures year-round comfort in this thoughtfully designed space that perfectly balances style and functionality.

BEDROOM TWO

10'3" x 5'9" (3.12m x 1.75m)

Bathed in natural light from a large UPVC double-glazed window, the cozy second bedroom faces the front of the property. While modest in size, the room cleverly accommodates a double bed and compact storage solutions. The crisp, freshly painted white walls create an airy atmosphere, complemented by plush grey carpeting underfoot. A modern radiator ensures year-round comfort in this well-proportioned space, making it perfect for a guest room or home office setup.

BEDROOM THREE

7'4" x 6'4" (2.24m x 1.93m)

Cozy and bright, the third bedroom showcases clever use of space despite being the most compact of the three. Bathed in natural light from a modern UPVC double-glazed window, this charming room easily accommodates a single bed while leaving room for creative storage solutions. The crisp, freshly painted white walls create an airy atmosphere, while the soft grey carpet adds warmth underfoot. A well-positioned radiator ensures year-round comfort, making this an ideal space for a child's bedroom, home office, or guest room.

FAMILY BATHROOM

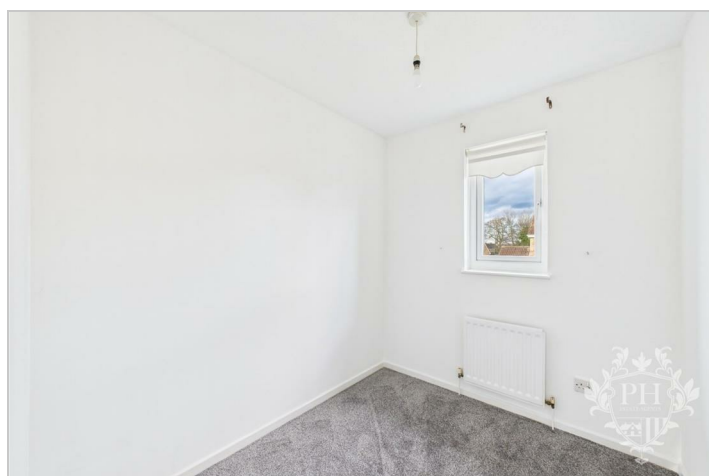
4'9" x 7'6" (1.45m x 2.29m)

Step into a beautifully appointed family bathroom. The pristine three-piece

suite features a spacious paneled bathtub equipped with versatile shower attachments, perfect for both relaxing soaks and quick refreshing showers. A sleek hand basin provides ample space for daily routines, while the contemporary low-level WC adds to the room's clean lines. The bathroom's atmosphere is enhanced by gleaming floor-to-ceiling tiles that catch the soft natural light filtering through the frosted UPVC double-glazed window. Fresh vinyl flooring completes the space, offering both durability and easy maintenance while complementing the room's refined aesthetic.

EXTERNAL

Pull into your own private driveway, where two cars can comfortably park alongside a sturdy single garage. A neat patch of grass adds a touch of green to the frontage. Behind the house, a sprawling garden unfolds, centered around a generous patio—perfect for summer barbecues and morning coffee alike. The garden offers abundant space for a shed, garden tools, or even that greenhouse you've been dreaming about. What sets this property apart is the open field stretching out to the right—a pastoral view that gives children plenty of room to run and play. The location couldn't be more convenient: James Cook Hospital is just minutes away, while shops, restaurants, and well-regarded schools are all within easy reach.



Road Map



Hybrid Map



Terrain Map



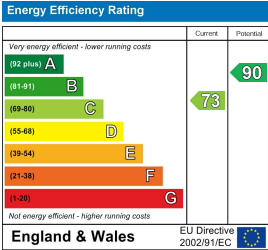
Floor Plan



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.