PH ESTATE AGENTS

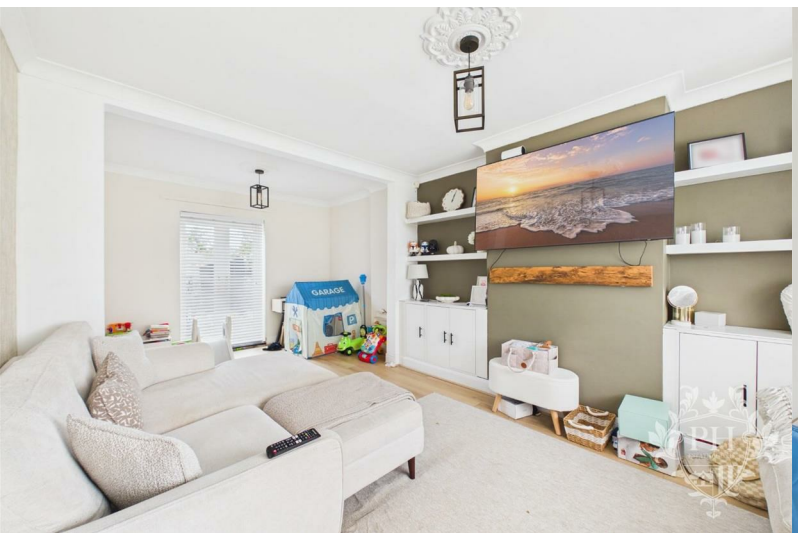


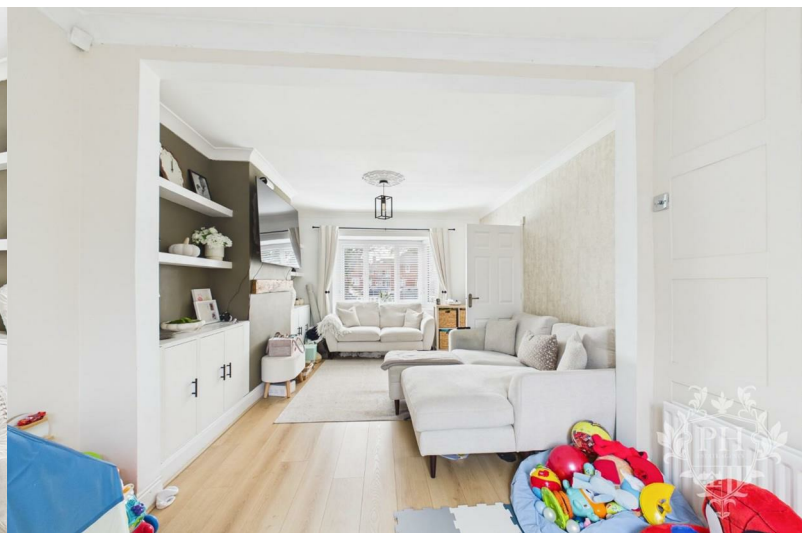
146 Ingram Road

, Middlesbrough, TS3 7BU

Offers In The Region Of £97,000

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HALLWAY

4'6" x 8'7" (1.37m x 2.62m)

The property is accessed via the front garden through a stylish black composite entrance door, opening into a bright and welcoming entrance hallway. The hallway provides access to the reception/dining room, kitchen and staircase leading to the first floor. The space benefits from a UPVC double-glazed window to the side aspect, allowing natural light to flow into the area, along with a useful under-stairs storage cupboard providing practical additional storage. Further features include a radiator and attractive tiled flooring, creating a functional and well-presented entrance to the home.

RECEPTION/ DINING ROOM

10'7" x 19'11" (3.23m x 6.07m)

Upon entering the reception/dining room, you are welcomed into a spacious and versatile living area, thoughtfully arranged to accommodate both relaxation and entertaining. The reception area provides ample space for a two-piece suite, creating a comfortable setting for everyday living. The room benefits from two attractive alcoves, incorporating built-in storage cupboards and shelving which complement a stylish media feature wall, providing both practicality and a contemporary focal point. A UPVC double-glazed bay window allows an abundance of natural light to fill the space, enhancing the bright and airy feel, while a radiator ensures comfort throughout the colder months.

To the left-hand side of the room, the dining area offers further versatile living space, currently utilised for children's toys but providing ample room to accommodate a dining table and chairs, making it ideal for family meals and social gatherings. This area also benefits from a radiator and French doors which open directly onto the low-maintenance patio garden, creating a seamless connection between the indoor and outdoor living spaces and providing an ideal setting for relaxing or entertaining during the warmer months.

KITCHEN

8'4" x 10'10" (2.54m x 3.30m)

Positioned to the rear of the property, the kitchen features a range of sage green wall, base and drawer units, complemented by wood-effect worktops, creating a fresh and contemporary feel. The kitchen offers practical storage and preparation space, with additional room for freestanding appliances to suit the needs of the household. A UPVC double-glazed window to the side aspect allows natural light to brighten the space, while a connecting door provides access to the utility/storage room, offering further practicality and additional storage potential.

UTILITY/ STORAGE ROOM

8'1" x 7'8" (2.46m x 2.34m)

Accessed via the kitchen, the utility/storage room provides a versatile and practical additional space within the property. The room offers ample potential for further storage or the placement of additional freestanding appliances, making it ideal for accommodating household essentials and helping to keep the main kitchen area organised. The space is equipped with electrical points for added convenience and benefits from two separate doors positioned on either side of the room, providing direct access to both sections of the rear garden. This offers excellent practicality for everyday use, particularly when enjoying the outdoor spaces or attending to garden maintenance.

LANDING

7'10" x 3'1" (2.39m x 0.94m)

The first-floor landing provides access to two generously proportioned bedrooms, the family bathroom and the loft, offering convenient access to all principal rooms on this level. The landing is finished with carpeted flooring, creating a warm and comfortable feel, and further benefits from a radiator for added comfort. A UPVC double-glazed window to the side aspect allows natural light to filter into the space, helping to create a bright and welcoming landing.

BEDROOM ONE

11'3" x 9'8" (3.43m x 2.95m)

Bedroom One is situated to the rear aspect of the property and is a generously proportioned room, offering ample space to comfortably accommodate a double bed alongside larger freestanding wardrobes and additional bedroom furniture. The room provides a practical and comfortable setting for relaxation, with plenty of scope for personalisation to suit individual tastes and requirements. Further benefits include a UPVC double-glazed window, allowing natural light to brighten the room, a radiator for year-round comfort and carpeted flooring, creating a warm and inviting atmosphere.

BEDROOM TWO

14'11" x 9'10" (4.55m x 3.00m)

Bedroom Two is situated to the front aspect of the property and offers a well-proportioned space, comfortably accommodating a double bed alongside larger freestanding wardrobes and additional bedroom furniture. The room benefits from two UPVC double-glazed windows, allowing plenty of natural light to flow throughout and creating a bright and airy atmosphere. A built-in storage cupboard provides useful additional storage, helping to maximise the available floor space, while a radiator ensures comfort throughout the colder months. This versatile bedroom would be ideal for family members, guests or those requiring a dedicated home office, depending on individual needs.

FAMILY BATHROOM

5'4" x 6'2" (1.63m x 1.88m)

The family bathroom is fitted with a modern three-piece suite, comprising a panelled bath with a thermostatic shower over, complemented by stylish black accessories which add a contemporary touch to the space. A hand basin with built-in storage cupboards provides a practical solution for keeping toiletries and bathroom essentials neatly organised, alongside a low-level W.C. The room is further enhanced by modern wall panelling, creating a sleek and well-presented finish, while a heated towel rail adds both comfort and convenience. A UPVC double-glazed frosted window to the exterior allows natural light to enter the room while maintaining privacy, completing this functional and stylish family bathroom.

EXTERNAL

The property occupies a pleasant position overlooking a green, offering an attractive setting for the home. To the front, there is a fenced garden which provides a defined outdoor space and enhances the property's kerb appeal. To the rear, the property benefits from two separate, low-maintenance garden areas, both modest in size and ideal for those seeking outdoor space without the demands of extensive upkeep. These areas offer potential for seating, potted plants or a space to relax outdoors during the warmer months.

Conveniently located within a short distance of a range of local amenities and schools, the property is well placed for everyday needs and family life. Cargo Fleet Lane is also nearby, providing convenient access to the surrounding area and local transport routes. This location, combined with the property's practical layout and manageable outdoor spaces, makes it an appealing option for first-time buyers, couples and small families alike.

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.









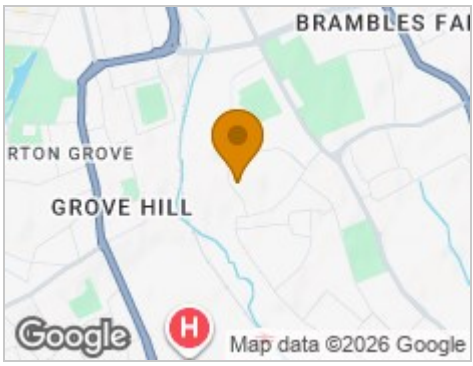
Road Map



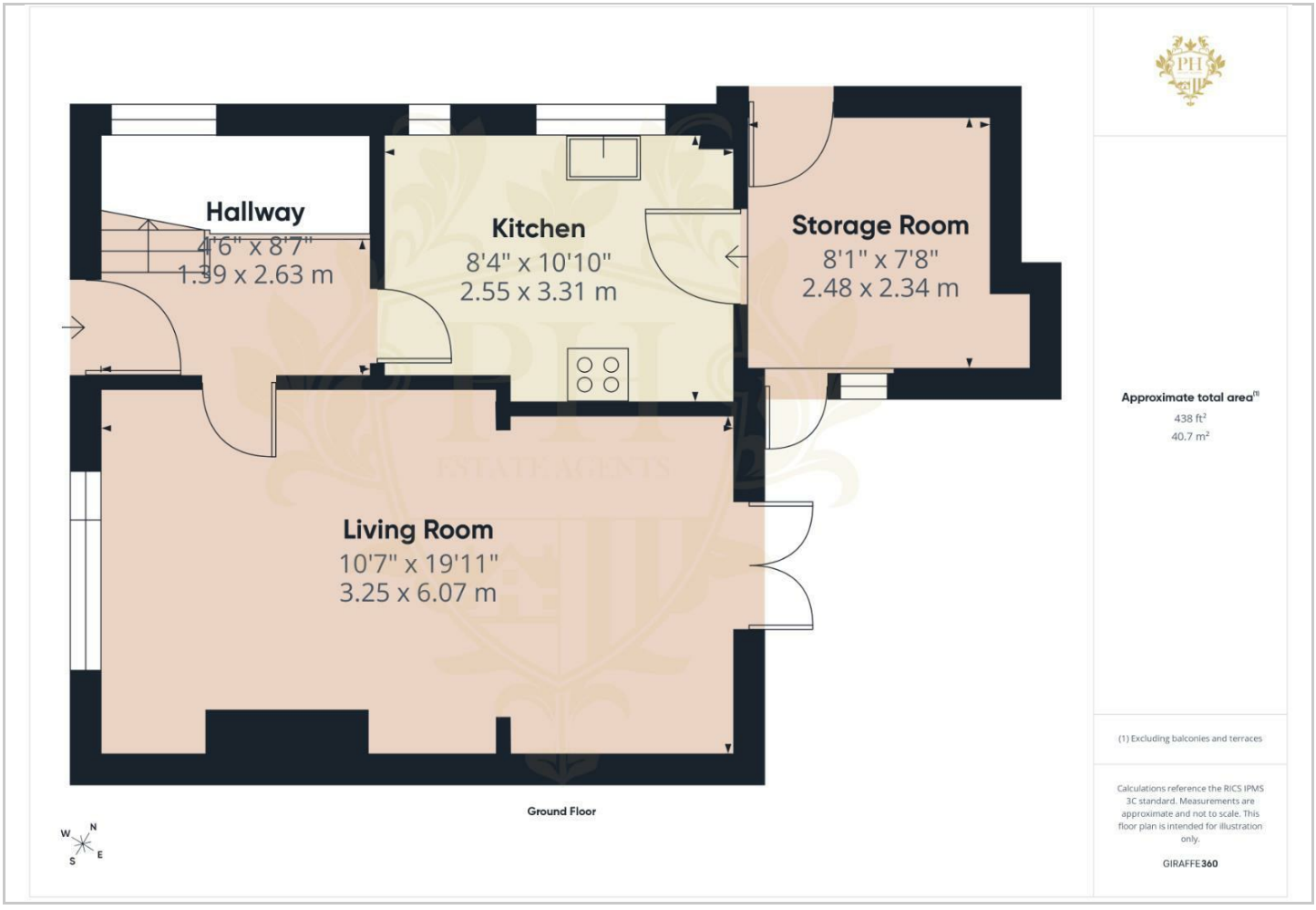
Hybrid Map



Terrain Map



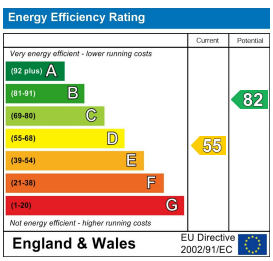
Floor Plan



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



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