PH ESTATE AGENTS

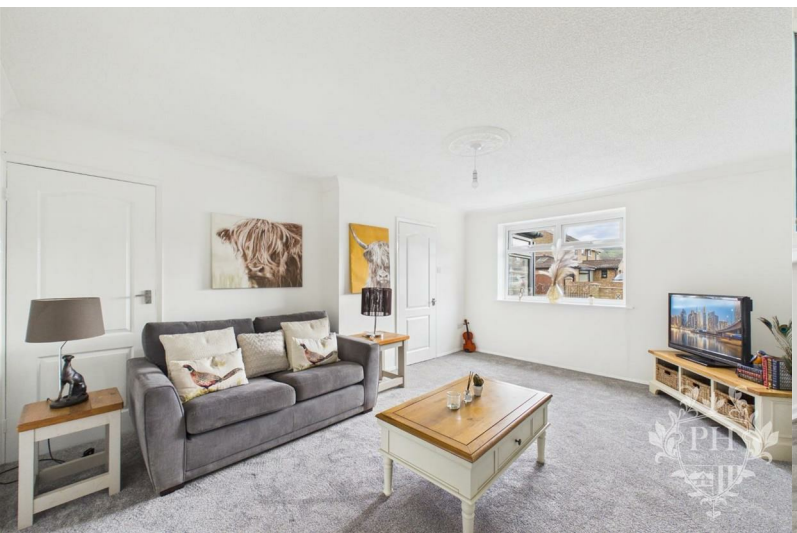


85 Westminster Close

, Middlesbrough, TS6 9NR

Offers Over £165,000

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PORCH

3'0" x 5'2" (0.91m x 1.57m)

Approaching the property, you are welcomed by a generously sized front garden, providing an attractive first impression and a pleasant approach to the home. Access is gained through a modern grey UPVC double-glazed entrance door, which opens into a practical porch area. The porch provides a convenient space for storing shoes, coats and other everyday essentials, helping to keep the main living areas neat and organised. An internal door leads from the porch into the welcoming main hallway, providing access to the accommodation beyond.

HALLWAY

5'8" x 3'10" (1.73m x 1.17m)

The welcoming hallway is finished with modern, stylish flooring and complemented by freshly presented white walls, creating a bright and contemporary feel upon entering the property. The hallway provides convenient access to the spacious reception room, while stairs rise to the first floor, leading to the bedroom accommodation and family bathroom.

RECEPTION ROOM

16'2" x 11'6" (4.93m x 3.51m)

The well-proportioned reception room is situated to the front aspect of the property, offering a comfortable and inviting space ideal for relaxing and entertaining. The room provides ample space to accommodate a two-piece suite, together with additional storage or display units.

The reception room benefits from a contemporary new grey carpet and crisp white walls, creating a bright, neutral and welcoming atmosphere. A particularly attractive feature is the fire surround with a traditional gas coal-effect fire, providing a focal point to the room and adding warmth and character to the space.

Further benefits include a useful understairs storage cupboard, providing valuable additional storage, a UPVC double-glazed window allowing an abundance of natural light into the room, and a radiator for year-round comfort. The reception room also provides access to the kitchen/diner, creating a convenient flow between the principal living spaces.

KITCHEN DINER

7'9" x 15'10" (2.36m x 4.83m)

To the right of the room, the kitchen area is fitted with a contemporary range of white high-gloss wall, base and drawer units, complemented by stylish chrome handles and wood-effect worktops, providing a practical and attractive workspace. There is ample storage for everyday kitchen essentials, together with designated space for a range of freestanding appliances. A UPVC double-glazed window overlooks the outside, allowing natural light to brighten the kitchen area.

To the left, the dining area provides a generous space for a dining table and chairs, making it ideal for family meals and entertaining guests. The area benefits from a double radiator, ensuring the space remains comfortable throughout the year. Double internal doors lead directly from the dining area into the sunroom, creating a seamless connection between the dining and additional living space.

SUNROOM

7'5" x 8'0" (2.26m x 2.44m)

Accessed directly from the kitchen/diner, the sunroom provides a versatile additional living space, offering ample room to accommodate a one-piece suite together with additional storage or display units. The room benefits from a bright and airy feel, with a UPVC double-glazed surround positioned above a dwarf wall, allowing plenty of natural light into the space while providing pleasant views towards the rear garden.

A sliding door provides direct access onto the patio area, creating a seamless connection between the indoor and outdoor spaces and making the sunroom an ideal area for relaxing, enjoying the garden or entertaining during the warmer months.

LANDING

6'9" x 3'2" (2.06m x 0.97m)

The first-floor landing continues the property's modern and neutral presentation, featuring newly fitted grey carpeting and crisp white walls, creating a bright and welcoming space. The landing provides access to all three bedrooms, the family bathroom and the loft, offering a practical and convenient layout for family living. Access to the loft also provides useful additional storage potential.

BEDROOM ONE

12'0" x 9'9" (3.66m x 2.97m)

The first bedroom is situated to the front aspect of the property and offers a well-proportioned and comfortable space, with ample room to accommodate a double bed alongside larger wardrobes or additional storage furniture. The room has been tastefully finished with newly fitted grey carpeting and crisp white walls, creating a bright, neutral and contemporary feel.

Further benefits include a radiator providing warmth and comfort, together with a UPVC double-glazed window which allows plenty of natural light into the room and enhances the overall sense of space.

BEDROOM TWO

11'11" x 9'5" (3.63m x 2.87m)

The second bedroom is situated to the rear aspect of the property and offers a generously proportioned and versatile space, comfortably accommodating a double bed together with larger wardrobes or additional storage furniture. The room is presented with grey carpeting and crisp white walls, creating a bright, neutral and contemporary feel that can easily be personalised to suit individual tastes.

The bedroom further benefits from a radiator, providing warmth and comfort throughout the year, along with UPVC double-glazed window which allow an abundance of natural light into the room and enhance the overall sense of space.

BEDROOM THREE

9'1" x 5'11" (2.77m x 1.80m)

The third bedroom is positioned to the front aspect of the property and provides a cosy and versatile space, comfortably accommodating a single bed together with smaller storage or bedroom furniture. The room would make an ideal nursery, children's bedroom, home office or occasional guest room, offering flexibility to suit a variety of requirements.

The bedroom is presented with grey carpeting and crisp white walls, creating a bright

and neutral setting that is ready for the new owner to personalise. Further benefits include a UPVC double-glazed window, allowing natural light to enter the room, and a single radiator providing warmth and comfort.

FAMILY BATHROOM

7'10" x 6'2" (2.39m x 1.88m)

The family bathroom is fitted with a practical three-piece suite comprising a panelled bath with a thermostatic shower over and folding glass shower screen, a pedestal hand wash basin and a low-level WC. The bathroom is thoughtfully designed to provide a comfortable and functional space for everyday use.

The room benefits from partially tiled walls, adding a clean and contemporary finish while making the space easy to maintain. Further features include a radiator, providing warmth and comfort, and a useful airing cupboard offering additional storage. A frosted UPVC double-glazed window allows natural light into the bathroom while maintaining privacy.

EXTERNAL

Externally, the property benefits from a generously sized front garden, predominantly laid to lawn and gravel, providing a pleasant approach to the home together with valuable off-street parking. The front of the property is enclosed by a surrounding wall and further benefits from a single garage, offering secure parking and additional storage.

To the rear, there is a large patio area providing an excellent space for outdoor seating, dining and entertaining. Beyond the patio is a further area of garden which offers the potential to be turfed, creating a larger lawned area to suit individual requirements. The rear garden is enclosed by fencing, providing a good degree of privacy and making it a practical outdoor space for families.

The property is conveniently located just a short drive from Eston High Street, where a range of local amenities, shops and services can be found. A selection of schools are also situated nearby, making the property well suited to families. For commuters, the A66 and A174 are within easy reach, providing excellent road links towards surrounding towns and further afield.

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









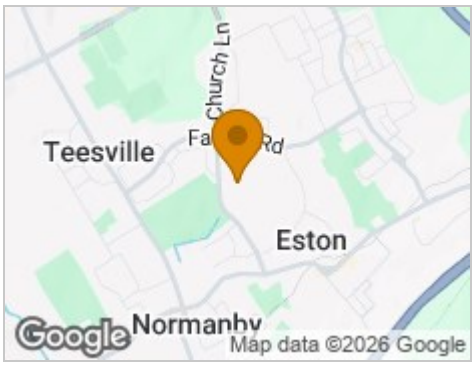
Road Map



Hybrid Map



Terrain Map



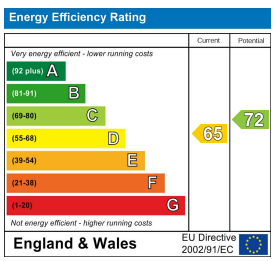
Floor Plan



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.

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