



## 14 Moorcock Close

Eston, Middlesbrough, TS6 0TR

**Offers in excess of £80,000**



No Chain & Vacant Possession - This Mid-Terrace House Presents A Fantastic Opportunity For Both Homeowners And Investors Alike. Boasting A Generous Layout With One Reception Room, Three Well-Proportioned Bedrooms, And A Family Bathroom, This Property Offers Ample Space For Comfortable Living.

The House Not Only Provides A Warm And Inviting Atmosphere But Also Promises A Potential Rental Income Of Around £700pcm, Making It An Attractive Investment Prospect. Its Prime Location Ensures Convenience With Nearby Bus Stops, Local Schools, And Amenities Within Easy Reach, Catering To All Your Daily Needs.

One Of The Standout Features Of This Property Is Its View Overlooking A Green Belt, Creating A Safe And Serene Environment, Perfect For Families With Children. Additionally, Parking Is Available With A Detached Garage, Adding To The Convenience Of This Already Appealing Home.

Don't Miss Out On The Chance To Own Or Invest In This Spacious And Well-Situated Property That Combines Comfort, Convenience, And Potential For A Lucrative Return.





**Location:**

Moorcock Close Can Be Accessed Via Bankfields Road. Within Walking Distance To Many Local Amenities, Reputable Schools, Bus Routes & Road Links.

- Bankfields Primary School - 7 Minute Walk
- Normanby Primary School - 12 Minute Walk
- Teesville Academy - 6 Minute Drive
- James Cook University Hospital - 17 Minute Drive
- Eston High Street, Shops 7 Amenities - 12 Minute Walk
- Nearest Bus Stops - 3 Minute Walk
- Sainsburys Local - 5 Minute Walk
- A174 & Other Road Links- 4 Minute Drive

Distance Times Estimated Using Google Maps.

**Entrance Hallway**

Entrance Leads To Lounge, Kitchen & Staircase To First Floor.

**Lounge**

uPVC Double Glazed Window, Radiator.

**Kitchen/Diner**

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window & Door, 2x Storage Cupboards, Radiator.

**First Floor Landing**

Access To Bedrooms & Bathroom.

**Bedroom One**

uPVC Double Glazed Window, Radiator.

**Bedroom Two**

uPVC Double Glazed Window, Radiator, Fitted Wardrobes.

**Bedroom Three**

uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

**Detached Garage**

Up & Over Door.

**Energy Efficiency Rating C**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information**

- Tenure: Freehold
- Local Authority: Middlesbrough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

