



**Eastcroft Road, Middlesbrough TS6 7ET**

**welcome to**

## **Eastcroft Road, Middlesbrough**

Welcome to this affordable 2-bedroom semi-detached home, ideally suited for first-time buyers, small families, or investors. This property boasts off-street parking and a perfect family-friendly rear garden. Perfect for children, pets, or simply enjoying the outdoors.

### **Entrance Hall**

Entered via wooden single glazed door into hallway, stairs to first floor.

### **Living Room**

13' 10" x 11' 3" ( 4.22m x 3.43m )  
UPVC double glazed window to front, radiator, TV point, telephone point.

### **Dining Room**

7' 8" x 9' 4" ( 2.34m x 2.84m )  
UPVC double glazed window to front, radiator, understairs storage cupboard.

### **Study Area**

UPVC window to side, radiator.

### **Kitchen**

8' x 10' 11" ( 2.44m x 3.33m )  
Range of base and wall units, complementary work surfaces, UPVC double glazed window to rear and side, recess for fridge/freezer, recess for and plumbing for a dishwasher, sink with draining board and mixer tap, plumbing for washing machine, recess for cooker.

### **Conservatory**

11' 1" x 8' 2" ( 3.38m x 2.49m )  
UPVC double glazed door leading to rear garden, UPVC double glazed windows.

### **Landing**

Single glazed wooded window, radiator.

### **Bathroom**

W/C, wash hand basin with mixer tap, bath with wall mounted shower, single glazed wooden window to rear.

### **Bedroom 1**

13' 6" x 10' 10" ( 4.11m x 3.30m )  
Wooden single glazed window to rear, wooden single glazed window to front, radiator.

### **Bedroom 2**

11' x 7' 11" ( 3.35m x 2.41m )  
Wooden single glazed window to front, radiator, built in cupboard.

### **Externally Front Garden**

Driveway to the front, stone front garden.

### **Rear Garden**

Artificial turf, patio seating area, stone bed edging, enclosed by timber fencing.







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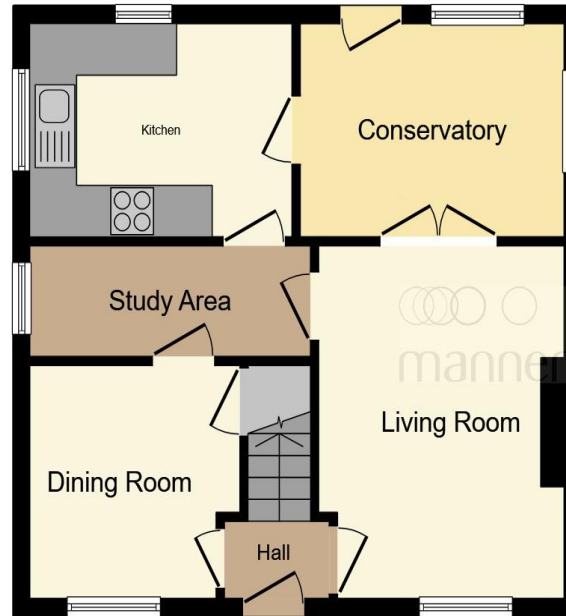
welcome to

## Eastcroft Road, Middlesbrough

- IDEAL FOR FIRST TIME BUYERS/INVESTMENT
- TWO RECEPTION ROOMS
- CONSERVATORY
- TWO GENEROUSLY SIZED BEDROOMS
- DRIVEWAY TO THE FRONT

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£60,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MAR111051 - 0003

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