



**High Street, Eston Middlesbrough TS6 0QX**



**welcome to**

## High Street, Eston Middlesbrough

The ground floor features a front-facing living room, leading into a dining area, with a separate modern fitted kitchen to the rear. Upstairs, there are three bedrooms and a contemporary bathroom. Externally, the property boasts a low-maintenance front garden and a good-sized rear garden.

### Entrance Hall

Entered via UPVC double glazed door into hallway, stairs to first floor, radiator.

### Lounge

13' 6" into bay x 15' 1" ( 4.11m into bay x 4.60m )  
UPVC double glazed box bay window to front, radiator, TV point, telephone point, electric fire with decorative fire surround.

### Dining Room

10' 11" x 8' 6" ( 3.33m x 2.59m )  
UPVC double glazed patio door leading to the rear garden, radiator, coved cornicing to ceiling.

### Kitchen

10' 2" x 9' 8" ( 3.10m x 2.95m )  
Range of base and wall units, complementary work surfaces, sink and draining board with mixer tap, plumbing for washing machine, understairs storage cupboard, integral electric oven, four ring induction hob with extractor fan, UPVC double glazed window to rear, UPVC double glazed door leading to the rear garden.

### Landing

UPVC double glazed window to side, void loft access.

### Bedroom 1

12' 6" x 9' 6" incl wardrobes ( 3.81m x 2.90m incl wardrobes )  
UPVC double glazed window to front, radiator, fitted wardrobes with mirrored sliding doors.

### Bedroom 2

10' 9" x 8' 10" ( 3.28m x 2.69m )  
UPVC double glazed window to rear, radiator.

### Bedroom 3

8' 1" x 6' 7" incl bulk head ( 2.46m x 2.01m incl bulk head )  
UPVC double glazed window tot front, radiator.

### Bathroom

Bath with mixer tap, wall mounted shower with rain fall style shower head, UPVC double glazed window to rear, sink with mixer taps, W/C, chrome heated towel rail, part tiled walls.

### Externally Front Garden

Small turfed garden.

### Rear Garden

Turfed rear garden, patio seating area, raised flowerbeds, driveway to rear with gated access.





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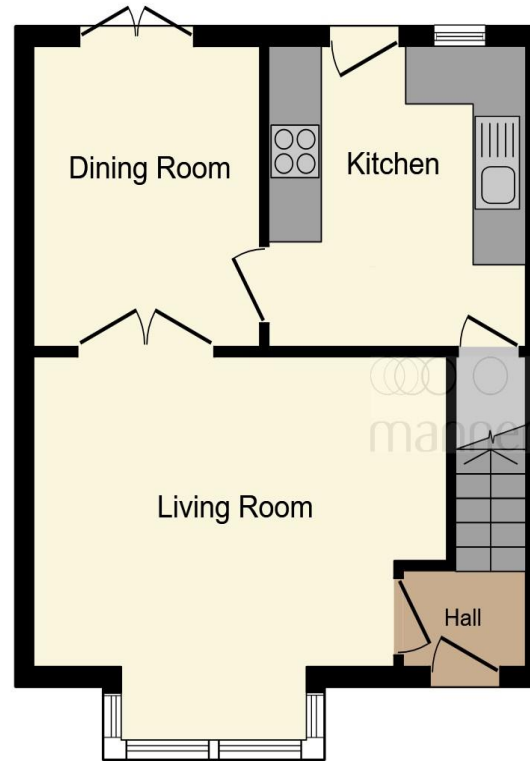
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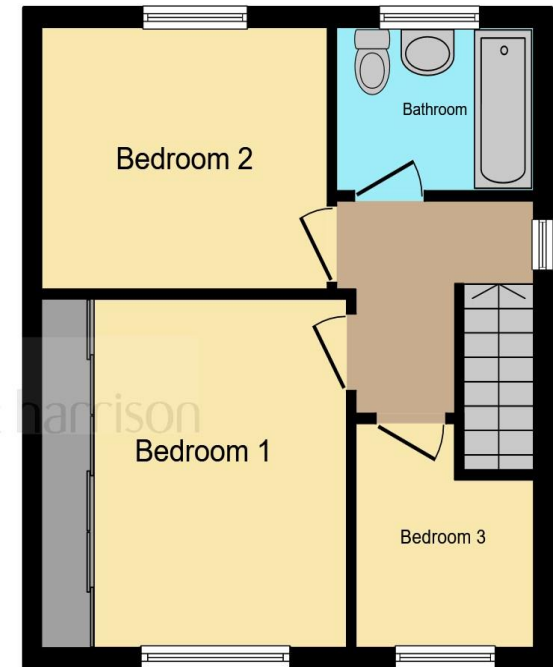
- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- EASY MAINTAINABLE GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£140,000**



Ground Floor



First Floor

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Property Ref:  
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