



6 Edwards Street

Eston, Middlesbrough, TS6 9EZ

£89,950



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ENTRANCE

3'11 x 3 (1.19m x 0.91m)

Step into this inviting home and be greeted by a warm, welcoming double glazed uPVC door that opens into a quaint, cosy entrance vestibule. The walls are bathed in a fresh, clean coat of white paint, and the floor is adorned with stylish wood laminate. An internal door leads you into the spacious entrance hallway

ENTRANCE HALLWAY

8' x 3 (2.44m x 0.91m)

The entrance hallway features the same elegant wood flooring and crisp white walls. A large central heating radiator stands sentinel, providing a comforting source of warmth on chilly days. Directly across from the entrance is the staircase, rising gracefully to the upper floor. A side door leads you into the main reception room, a light-filled space that instantly captures your attention.

RECEPTION ROOM

22 x 11'3 (6.71m x 3.43m)

The main reception room is a delight, featuring an expansive open-plan layout that effortlessly accommodates both living room and dining room furniture. Large double glazed windows bathe the space in an abundance of natural light and central heating radiators flank the windows, ensuring a cosy atmosphere even on the cooler days. The room is adorned with white painted walls that serve as a blank canvas, inviting your personal style and vision. A fireplace with a marble surround and hearth adds a touch of classic elegance, providing a focal point and a source of gentle warmth.

KITCHEN

9'2 x 7'10 (2.79m x 2.39m)

The kitchen boasts modern white base and wall units that are elegantly contrasted by wood worktops. Integrated appliances include an oven, hob, and extractor fan and the home's boiler is cleverly hidden in a cupboard within the kitchen, ensuring a clutter-free appearance. A large side window admits plenty of sunlight, which is further amplified by ceiling spotlights. The kitchen also features a 1.5 sink and drainer with a chrome mixer tap and a handy under-stairs storage cupboard. The floor is finished with easy-to-clean laminate, and the walls are painted in neutral tones, with a tasteful tile splash back.

UTILITY AREA

3'1 x 9'5 (0.94m x 2.87m)

Just off the kitchen, you'll find a cleverly designed utility area, created by the current owners. This practical space features an external door leading directly out to the yard, making it ideal for laundry or storage.

FAMILY BATHROOM

5'4 x 9'5 (1.63m x 2.87m)

On the ground floor at the rear of the home is the family bathroom, a well-appointed space that offers a soothing retreat. The bathroom features a modern three-piece suite, including a toilet, basin, and a larger bath with an overhead shower and a stylish glass shower screen. The room is bathed in a soft, warm glow from a frosted window, which is complemented by wall panelling surrounding the bath. The rest of the bathroom walls are painted in a fresh, clean white. The floor is finished with easy-to-clean laminate, and a chrome ladder-style towel warmer adds a touch of luxury.

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LANDING

7'4 x 5'4 (2.24m x 1.63m)

The landing is a light-filled space, with a split-level design that adds interest and character. Carpet underfoot provides a plush feel, and the landing offers easy access to the three bedrooms and a handy loft space. A skylight bathes the space in natural light, creating a bright, airy atmosphere.

BEDROOM ONE

9'9 x 14'11 (2.97m x 4.55m)

The bedrooms are all well-proportioned and inviting. Bedroom one, located at the front of the property, is the largest and boasts a generous window that allows plenty of light to flood in. A central heating radiator ensures a cosy atmosphere, and the room is adorned with fresh white paint

BEDROOM TWO

11'7 x 8'11 (3.53m x 2.72m)

Bedroom two is a good-sized room with a window overlooking the rear yard, a central heating radiator, and neutral painted walls.

BEDROOM THREE

9'2 x 7'10 (2.79m x 2.39m)

Bedroom three, located at the rear, follows the same layout as the others, with a window, radiator, and carpet. This room also features a handy built-in storage cupboard, perfect for keeping belongings organised

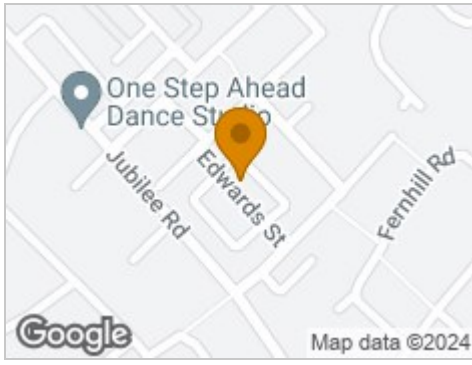
EXTERNAL

Stepping outside, you'll find a charming rear yard that is brick and fence enclosed for privacy. The yard is laid with artificial grass for easy maintenance, and a gate provides access out to the rear. There is on street parking to the front of the home/

The property offers a blend of style, comfort, and convenience that is sure to appeal to discerning buyers.



Road Map



Hybrid Map



Terrain Map



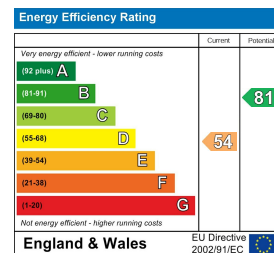
Floor Plan



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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