



## 131 West Row

Eston, Middlesbrough, TS6 9JW

£100,000



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## KITCHEN

14'1" x 7'1" (4.29m x 2.16m)

Step through the crisp white UPVC double-glazed door from the inviting front yard and into the heart of this modern home: a stunning, contemporary kitchen. Here, sleek fitted wall, base, and drawer units in high gloss finish set the tone for the property's sophisticated style. The kitchen's sleek worktops catch the eye, while clever design provides access to both the convenient family bathroom and the expansive open-plan reception and dining room.

## FAMILY BATHROOM

6'7" x 7'3" (2.01m x 2.21m)

The property showcases a sleek, brand-new three-piece bathroom suite, complete with a stylish paneled bath featuring an overhead shower for ultimate convenience. The hand basin boasts handy storage beneath, keeping essentials within easy reach. The low-level WC adds a touch of modernity. While the bathroom exudes contemporary flair, the vendor has thoughtfully prioritized practicality, with low-maintenance wall and floor tiles ensuring easy cleaning and a fresh look for years to come.

## OPEN PLAN RECEPTION/ DINING ROOM

11'11" x 13'7" - 11'4" x 13'6" (3.63m x 4.14m - 3.45m x 4.11m)

Imagine stepping into the expansive open-plan reception and dining room, where natural light floods in through the large UPVC double-glazed window at the front and sparkles on the sleek sliding patio doors at the rear. This beautifully proportioned space offers ample room to arrange your living and dining furniture just so, creating a warm and inviting atmosphere perfect for relaxing and entertaining. As summer heats up, simply slide open the patio doors to seamlessly connect your indoor haven with the outdoors, allowing a refreshing breeze to circulate throughout while you take in the sights and sounds of nature.

## LANDING

2'5" x 2'5" (0.74m x 0.74m)

The landing consists of freshly painted white walls, modern grey carpet and gains access to the two spacious bedrooms.

## BEDROOM ONE

11'8" x 13'8" (3.56m x 4.17m)

The first bedroom is a generously-sized double room, peacefully located at the rear of the



property. It bathes in natural light pouring in through the UPVC double-glazed window, while the radiator ensures a warm and cozy atmosphere. The space boasts sleek modern spotlights, walls freshly painted a soothing hue, plush grey carpet underfoot, and a charming feature fire surround that adds character.

### BEDROOM TWO

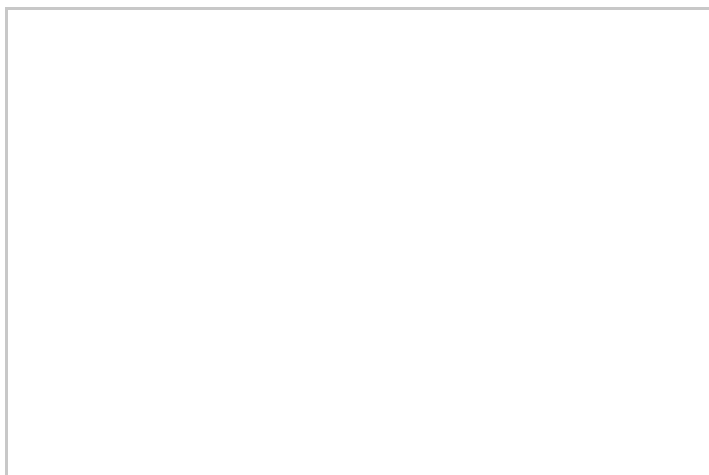
7'9" x 10'8" (2.36m x 3.25m)

The second bedroom is a large single decorated in neutral colours with modern grey carpet. This room can comfortably fit a single bed & storage units at ease with a feature sky light window to allow light to pour through.

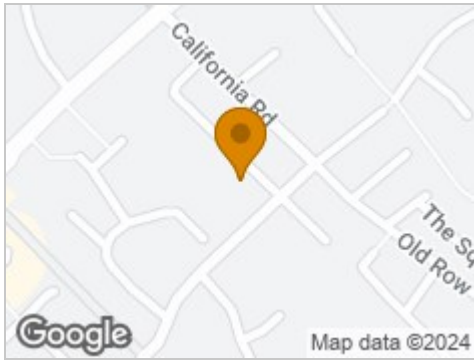
### EXTERNAL

The property boasts convenient on-street parking shared with the community, a freshly rendered front courtyard adding a touch of

modern style, and a spacious rear garden perfect for outdoor relaxation and entertainment.



## Road Map



## Hybrid Map



## Terrain Map



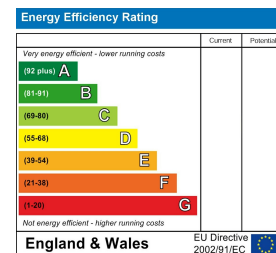
## Floor Plan



## 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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