

HIGH STREET, ESTON, MIDDLESBROUGH, TS6 0QU



- ▲ Stone Double Fronted End of Terrace Property
- ▲ Three Double Bedrooms
- ▲ WC
- ▲ Twin Bay Windowed Reception Rooms
- ▲ Fantastic Move In Ready Family Home
- ▲ 18ft Light & Bright Kitchen Diner
- ▲ Expansive Property Spanning Over 1,000 Sq. Ft
- ▲ Newly Decorated Throughout Included Flooring
- ▲ South Facing Courtyard Style Rear Garden
- ▲ No Chain Sale

Offers Over £149,950

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Offered for sale with no chain and proudly positioned on Eston High Street, this unique end of terrace stone property blends historic character with modern living. Notably larger than its neighbours, the property commands attention with its striking double bay frontage and instantly welcoming interior. The ground floor features twin reception rooms that flow seamlessly into a bright expansive kitchen diner, an ideal hub for entertaining friends and family. Upstairs the property offers three generous size bedrooms with picturesque views over the Eston Hills. Externally the private courtyard provides a peaceful retreat. This is a true unique home that must be viewed to be fully appreciated.

GROUND FLOOR

ENTRANCE HALL - 0.94m x 1.34m (3'1" x 4'5")

With UPVC entrance door and further part glazed door to the hall.

HALL - 0.94m x 3.03m (3'1" x 9'11")

With panelled doors to the reception room and living room, radiator and staircase to the first floor.

RECEPTION ROOM - 3.42m (11'3") x 4.27m (14') increasing to 4.90m (16'1") into the bay

A bay windowed room with neutral decoration including grey carpet, radiator and twin UPVC windows.

LIVING ROOM - 3.90m (12'10") reducing to 1.65m (5'5") x 4.11m (13'6") reducing to 3.12m (10'3")

A characterful bay windowed room with wood fire surround with tiled insert and hearth and electric fire, crisp decoration, handy under stairs storage cupboard and door to the kitchen diner.

KITCHEN DINER - 2.80m x 5.65m (9'2" x 18'6")

A cherry shaker style fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, wall mounted Baxi combi boiler, newly laid vinyl flooring flows through to the dining area with radiator, twin UPVC windows and part glazed door to the lovely rear courtyard garden.

TO VIEW: Tel: 01642 955180

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FIRST FLOOR

LANDING - 4.90m (16'1") reducing to 3.67m (12') x 1.59m (5'3") reducing to 0.90m (2'11")

With panelled doors to all rooms, radiator, access to the boarded loft space via a retractable wooden loft ladder and a UPVC window offers open views over Eston Hills.

BEDROOM ONE - 3.42m x 4.25m (11'3" x 13'11")

A spacious room with crisp neutral decoration and grey carpet, twin UPVC windows, radiator, electric quadrant shower with extractor fan and vanity storage unit.

BEDROOM TWO - 4.92m (16'2") reducing to 4.53m (14'10") x 2.47m (8'1") reducing to 1.08m (3'7")

A double room with neutral decoration, grey carpet, radiator and UPVC window.

BEDROOM THREE - 2.81m x 2.66m (9'3" x 8'9")

A brilliant size third bedroom with radiator and UPVC window overlooking the rear courtyard.

BATHROOM - 1.79m x 2.90m (5'10" x 9'6")

A traditional style white suite with over bath Triton electric shower, extractor fan and shower rinser attachment, part tiled walls with decorative inserts, vanity storage unit, radiator, vinyl flooring and UPVC window.

WC - 1.13m x 0.75m (3'8" x 2'6")

A white suite with tiled splashback, grey oak vinyl flooring and extractor fan.

EXTERNALLY

The front of the property benefits from ample on street parking. The cobbled alleyway leads to a southerly facing courtyard garden with various seating areas, and outdoor water and power supplies. A fantastic private space for entertaining friends and family.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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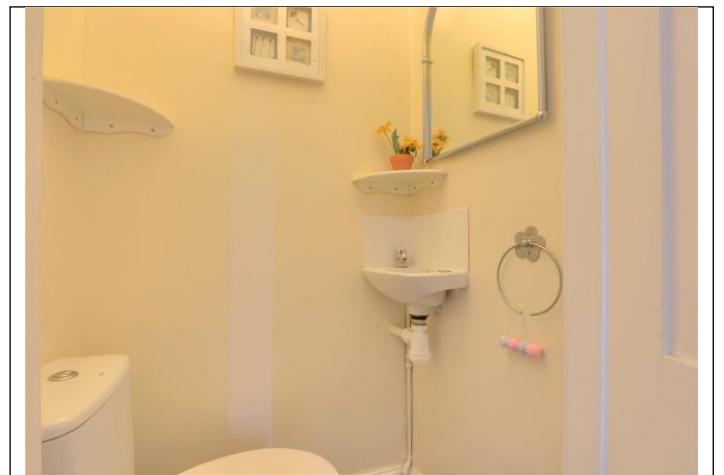
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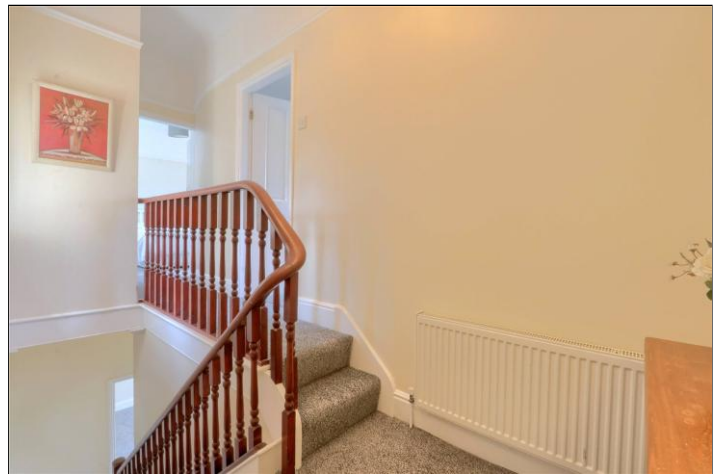
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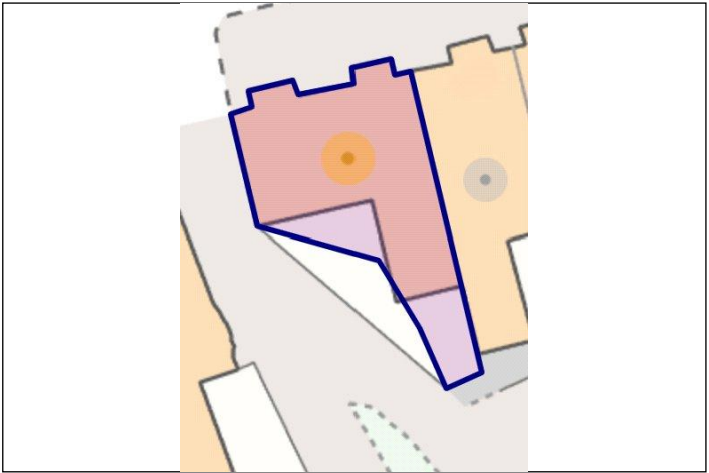
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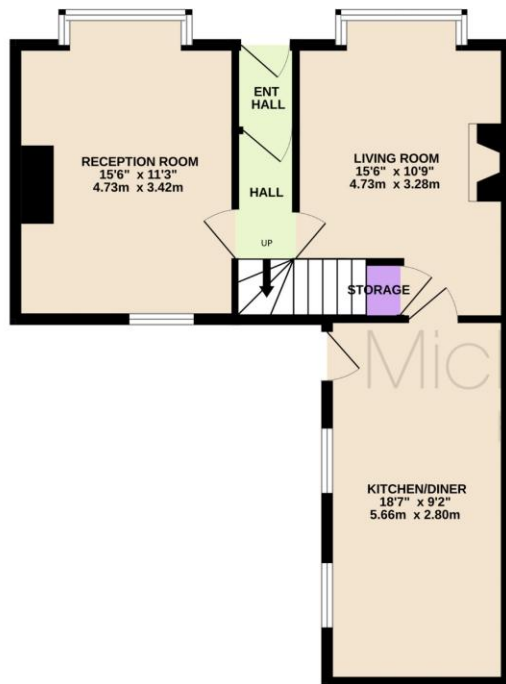
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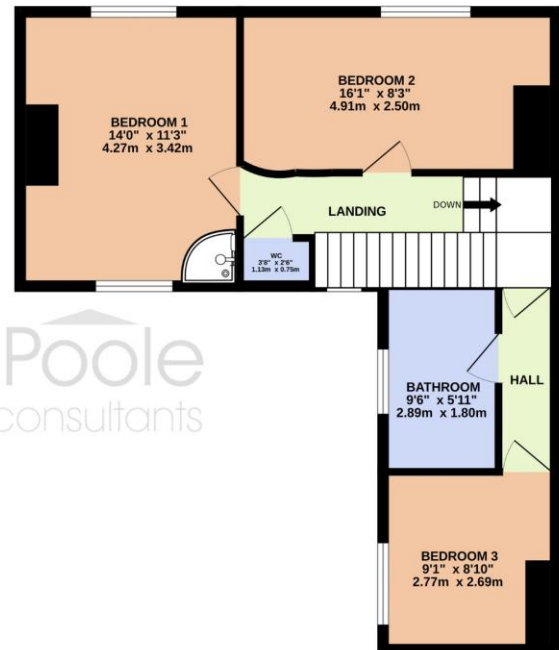
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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO VIEW: Contact our Eston Office on Tel: **01642 955180**
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