



**Kel Dennis Close, Eston Middlesbrough TS6 9TZ**

**welcome to**

## **Kel Dennis Close, Eston Middlesbrough**

Available with 50% Shared Ownership or 100% Ownership, this beautifully presented three-bedroom end-terrace home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

### **Agents Note:**

Property is shared ownership with Thirteen Group. Available for 50% or 100%. Advertised price is 50%. Contact branch for more details.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, access to downstairs W/C.

### **Kitchen**

7' 5" x 15' 7" ( 2.26m x 4.75m )  
Range of base and wall units with complementary work surfaces, UPVC double glazed window to front, recess for appliances, extractor unit, 1 1/12 bowl sink with draining board, radiator, part tiled walls.

### **Lounge**

12' 2" x 13' 9" ( 3.71m x 4.19m )  
UPVC double glazed patio doors leading to rear garden, UPVC double glazed window to rear, TV point, telephone point.

### **Downstairs W/C**

Wash hand basin, toilet.

### **Landing Bedroom 2**

11' 5" x 13' 9" ( 3.48m x 4.19m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

7' 7" x 10' ( 2.31m x 3.05m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

Toilet, wash hand basin, bath with dual taps, radiator.

### **Second Floor Landing**

Access to master bedroom.

### **Bedroom 1**

14' x 20' 3" ( 4.27m x 6.17m )  
Velux sky light window, access to en suite.

### **En Suite**

Single shower cubicle, radiator, toilet, wash hand basin, sky light window to front.

### **Externally Rear Garden**

Patio seating area, turfed garden, enclosed by timber fencing.

### **Front Garden**

Small garden, double driveway leading to garage.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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## Kel Dennis Close, Eston Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- EN SUITE TO MASTER BEDROOM
- FRONT & REAR GARDEN
- DOUBLE DRIVEWAY LEADING TO GARAGE

Tenure: Leasehold EPC Rating: C

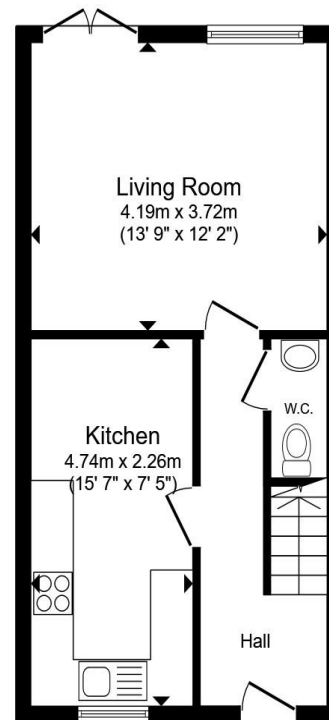
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

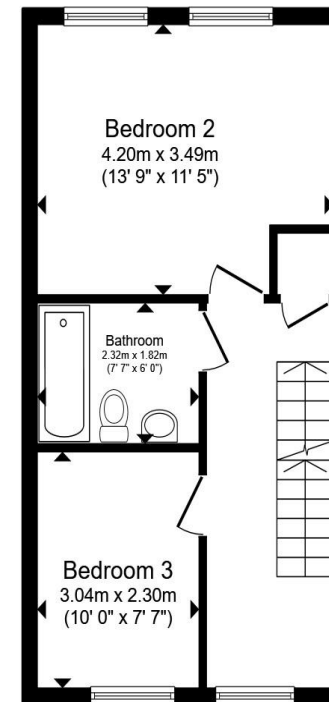
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

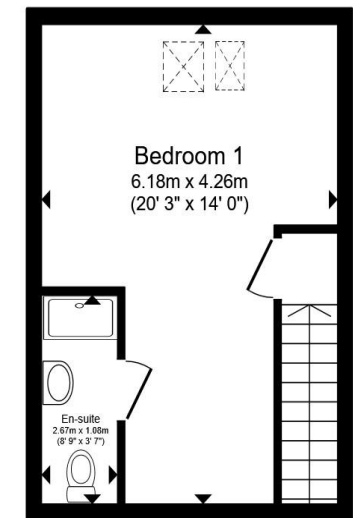
**£75,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
MAR112288 - 0005

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