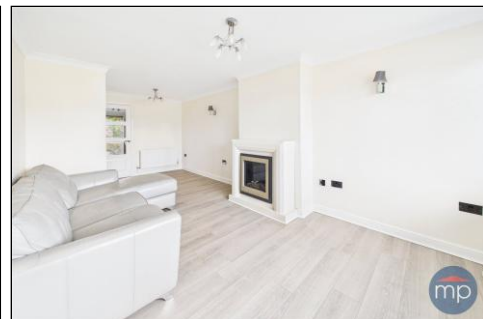


## TRISTRAM CLOSE, ESTON, MIDDLESBROUGH, TS6 0JW



- ▲ Three good-sized bedrooms
- ▲ Extended rear kitchen/diner
- ▲ Modern and recently refurbished throughout
- ▲ Recently rewired

- ▲ Spacious driveway and garage
- ▲ Quiet, well-regarded street
- ▲ Close to greenspace and local park
- ▲ Move-in-ready condition

**Offers Over £200,000**

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Situated in a quiet and well-regarded cul-de-sac, this modern and tastefully refurbished three-bedroom semi-detached home offers excellent living space both inside and out. Recently updated throughout — including a full rewire — the property is ready for buyers seeking a move-in-ready home in a great Normanby location.

The home has been extended to the rear, creating a bright and spacious kitchen/diner ideal for families or those who enjoy entertaining. The ground floor layout flows well, with contemporary finishes and plenty of natural light. The bathroom and interiors have been modernised to a high standard.

Upstairs, you'll find three good-sized bedrooms, all well-proportioned and suitable for families, guests, or home working. Fully boarded loft-space for storage.

Outside, the property features a generous driveway and garage, offering excellent off-street parking and storage. The street itself is popular and friendly, with plenty of nearby greenspace and easy access to a local park, making it perfect for families and dog walkers. The rear garden is also fully secure, ideal for those with pets or children.

A superb home in a fantastic location — early viewing is highly recommended.

#### **GROUND FLOOR**

##### **HALLWAY - 1.7m × 1.65m (5'7" × 5'5")**

With UPVC entrance door, radiator, Karndean flooring and staircase to the first floor.

##### **BATHROOM - 2.64m × 1.65m (8'8" × 5'5")**

Modern fitted bathroom suite with neutral fittings.

##### **KITCHEN - 2.3m × 2.51m (7'7" × 8'3")**

##### **KITCHEN/DINER - 3.02m × 4.93m (9'11" × 16'2")**

Modern fitted kitchen with integrated high-end appliances, comprising of the Franke Sink, Siemens Hob as well as the Baxi Platinum Boiler. Karndean flooring throughout.

##### **LIVING ROOM - 6.58m × 3.33m (21'7" × 10'11")**

With radiators and modern fireplace.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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# TRISTRAM CLOSE, TS6 0JW

## **FIRST FLOOR**

### **LANDING - 0.84m × 2.4m (2'9" × 7'10")**

Oak doors leading into all three bedrooms and newly fitted carpet.

### **BEDROOM ONE - 2.97m × 3.96m (9'9" × 13')**

Neutral décor, newly fitted carpet and fully articulating windows.

### **BEDROOM TWO - 2.62m × 2.41m (8'7" × 7'11")**

Neutral décor, newly fitted carpets and fully articulating windows.

### **BEDROOM THREE - 3.58m × 2.41m (11'9" × 7'11")**

Neutral décor, newly fitted carpets and fully articulating windows.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

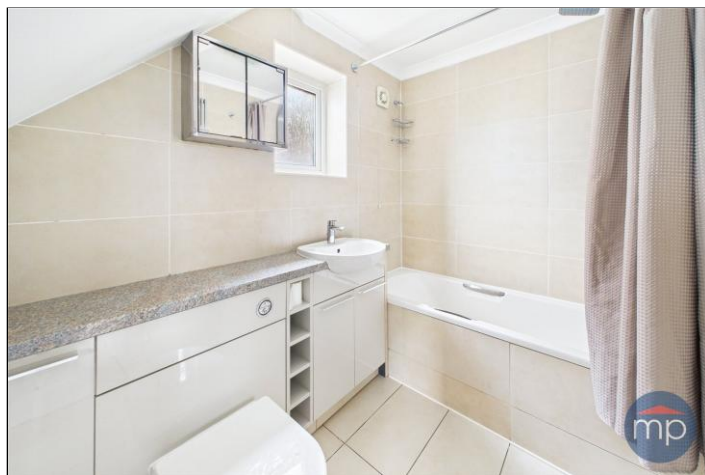
No Known Rights of Way

**AGENTS REF:** - JS/LS/RED250891/20112025

**Council Tax Band:** C      **Tenure:** Freehold

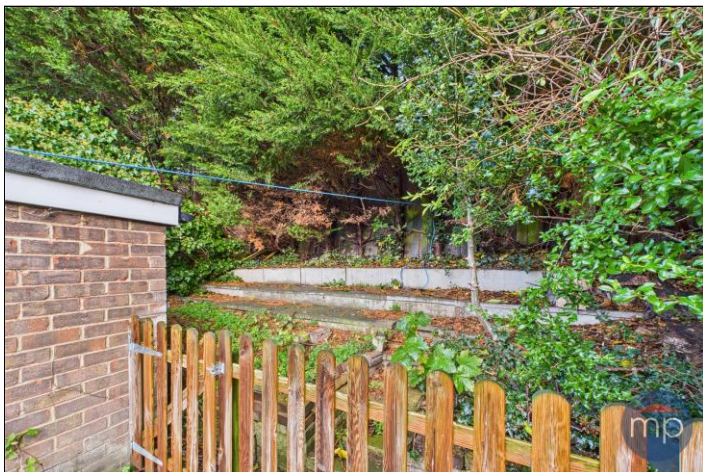
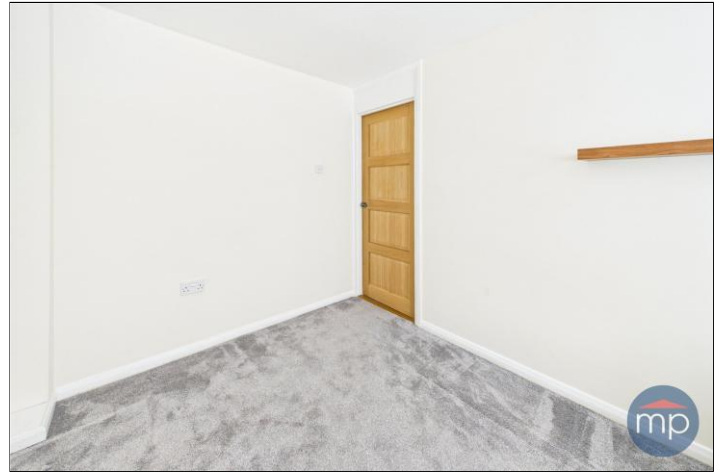
**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**





TRISTRAM CLOSE, TS6 0JW





## TRISTRAM CLOSE, TS6 0JW





**Approximate total area<sup>81</sup>**  
815 ft<sup>2</sup>  
**Reduced headroom**  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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