WHITBY AVENUE, MIDDLESBROUGH, TS6 9NH

- Bungalow with Two Double Bedrooms
- Highly Popular & Sought After Location
- Generous Proportions Throughout
- Large Boarded Loft Area
- Garage
- Southerly Facing Rear Garden
- No Chain Sale

£129,950

Offered for sale with no chain, this nicely positioned bungalow ticks plenty of boxes and is located within a popular and sought after area of Eston. Excellent for local amenities and transport links, early viewing is advised.

GROUND FLOOR

HALL - 3.28m (10'9") reducing to 0.87m (2'10") x 3.31m (10'10") reducing to 1.18m (3'10")
Part glazed UPVC entrance door to an L' shaped hallway with laminate flooring, radiator, integrated storage cupboard and staircase to the first floor.

LIVING ROOM - 3.66m (12') reducing to 3.17m (10'5") x 3.94m (12'11") increasing to 4.75m (15'7")
A light and bright spacious room with modern style marble fireplace with living flame gas fire, UPVC window and opens through to the dining room.

DINING ROOM - 3.10m x 2.47m (10'2" x 8'1")
With traditional style decoration, radiator, UPVC window, archway to the living room and door to the hall.

KITCHEN - 3.09m x 2.72m (10'2" x 8'11")
A traditional style fitted kitchen with integrated electric oven and gas hob with extractor hood, integrated fridge freezer, plumbing for washing machine, wall mounted Worcester combi boiler, wide plank oak laminate flooring flows through from the hall, UPVC window and part glazed door to the rear garden.

BEDROOM ONE - 3.66m x 3.60m (12' x 11'10")
A spacious room with fitted wardrobe storage, radiator, generous under stairs storage cupboard and UPVC window overlooks the rear garden.

BATHROOM - 2.05m x 1.96m (6'9" x 6'5")
White suite with over bath electric shower unit, fully UPVC clad walls and ceiling with extractor fan, towel radiator, non-slip vinyl flooring and UPVC window.

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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FIRST FLOOR

BEDROOM TWO - 3.37m x 3.29m (11'1" x 10'10")
A double room with radiator and UPVC window overlooks the front garden and views over the Eston Hills.

LOFT/STORAGE SPACE - A large L' shaped space, boarded with lighting.

EXTERNALLY

GARAGE - 5.80m x 2.56m (19' x 8'5")
A concrete sectional garage with an up and over entrance door and a recently replaced roof.

PARKING & GARDENS - The front of the property benefits from a generous gated concrete driveway, neat lawned frontage with border planting, outdoor tap and gated access to the rear garden. The southerly facing rear garden is laid to lawn with gravelled borders, paved patio area and gated access to the driveway.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - CF/LS/RED260459/31072026

Council Tax Band: B **Tenure:** Freehold

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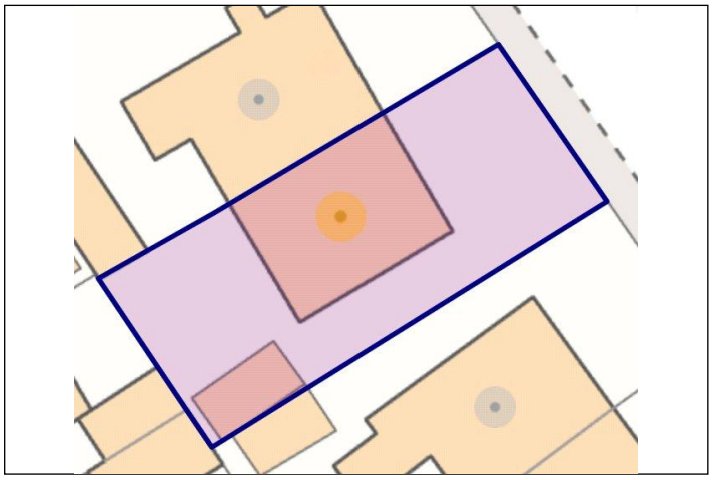

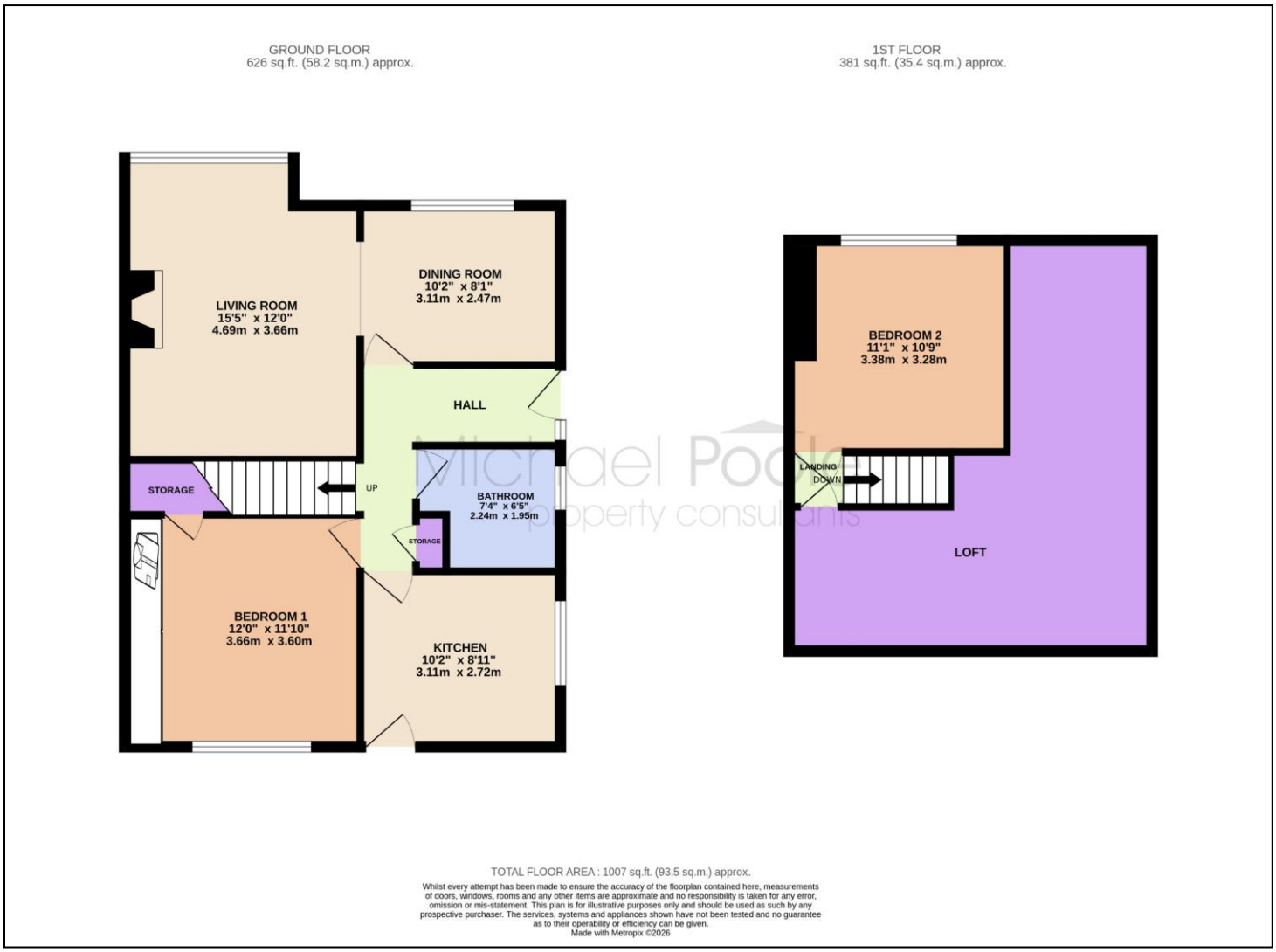

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The Property Ombudsman

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