

## PARRINGTON PLACE, LAZENBY, MIDDLESBROUGH, TS6 8EQ



- ▲ Three-bedroom mid-terraced home
- ▲ Spacious accommodation throughout
- ▲ Modern fitted kitchen
- ▲ Generous lounge with adjoining sunroom
- ▲ Three well-proportioned bedrooms
- ▲ Enclosed rear garden
- ▲ Central village location - Close to local shops, pubs and play areas
- ▲ Ideal for first-time buyers, families or investors

**£110,000**

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Situated in the centre of the popular village of Lazenby, this well-proportioned three-bedroom mid-terraced home offers generous living accommodation throughout, making it an excellent choice for first-time buyers, growing families or buy-to-let investors.

Ideally positioned within walking distance of the village's local shops, pubs and play areas, the property enjoys a convenient location while benefiting from a welcoming community atmosphere.

The accommodation briefly comprises an entrance hall leading into a spacious lounge, which flows seamlessly into a bright and versatile sunroom overlooking the rear garden—creating the perfect space for relaxing or entertaining. The modern fitted kitchen offers ample storage and worktop space, catering to the needs of everyday family life.

To the first floor are three generously sized bedrooms, all offering excellent proportions, together with a well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for children, pets or enjoying the warmer months. Also included is a handy outhouse with WC.

Offering spacious accommodation, a desirable village setting and modern interiors, this fantastic home is ready for its next owners to move straight in and enjoy.

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

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### 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:** - JS/LS/EST260356/31072026

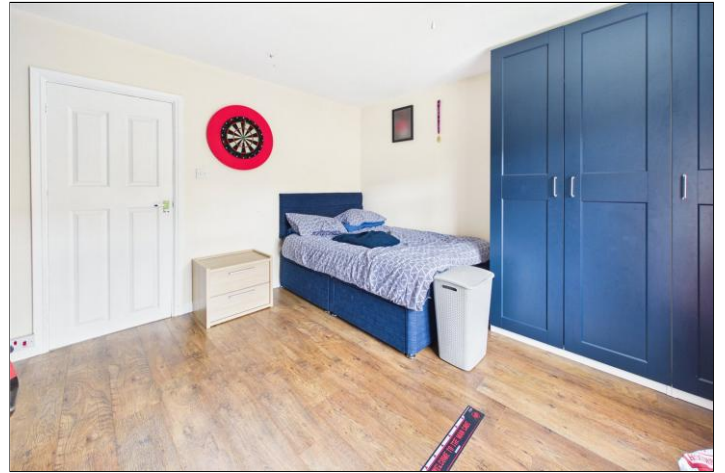
**Council Tax Band:** A      **Tenure:** Freehold

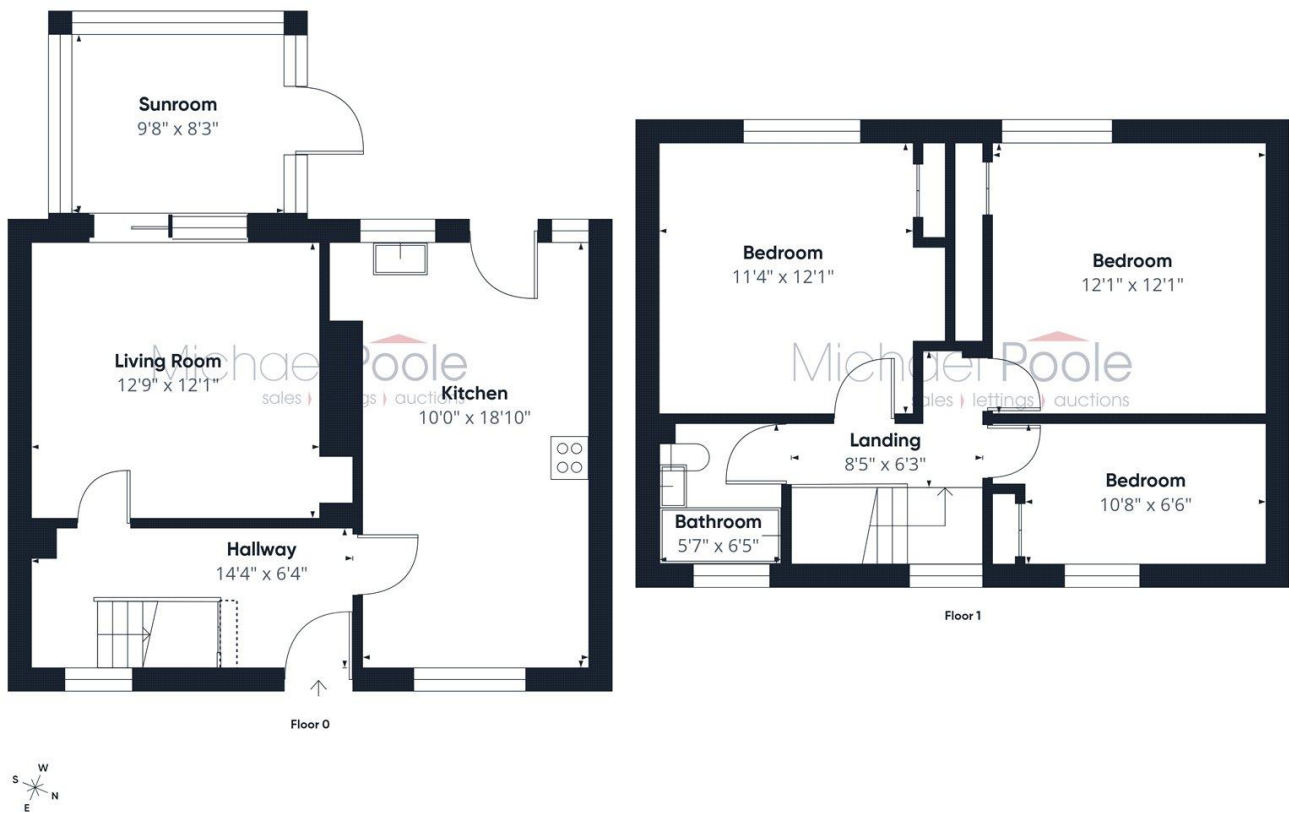
**TO VIEW:** Contact our Eston office on Tel: 01642 955180





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