



## 117 Church Lane

Eston, Middlesbrough, TS6 9QT

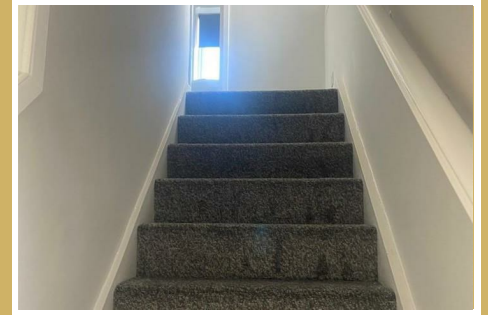
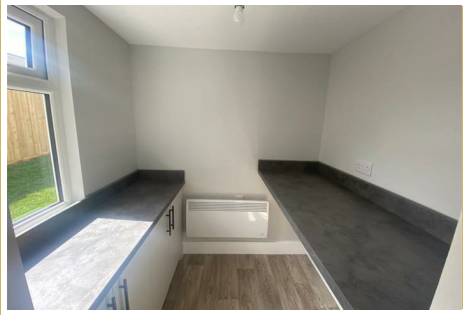
£875 Per Month



# 117 Church Lane

Eston, Middlesbrough, TS6 9QT

£875 Per Month



## Lounge

A bright and well-proportioned reception room, freshly decorated in neutral tones to create a modern and inviting space. The room benefits from a large window to the rear, allowing plenty of natural light to flood in while offering a pleasant outlook onto the garden. Finished with a contemporary grey carpet and crisp white walls, this versatile space is ideal for both relaxing and entertaining. Additional features include a radiator for year-round comfort and a practical layout that easily accommodates a range of furniture arrangements.

## Kitchen

A stylish and newly fitted galley kitchen, finished to a high standard with modern units and contrasting worktops. The space offers ample storage through a range of wall and base cabinets, complemented by sleek black handles and durable surfaces. A large window above the sink provides plenty of natural light, creating a bright and practical working environment. Additional features include an integrated oven with hob and extractor, contemporary flooring, and a clean, neutral décor throughout. A door to the rear offers convenient access, making this a functional and attractive kitchen space.

## Utility Room

A useful and well-presented utility area, offering additional workspace and storage to complement the main kitchen. Fitted with matching worktops and base units, the space is ideal for laundry appliances and everyday household tasks. A window to the side provides natural light, while the neutral décor and contemporary flooring maintain a clean, modern feel throughout. Practical and functional, this area is a valuable addition to the home.

## Stair / Landing

A clean and well-maintained staircase leading to the first floor, fitted with a modern grey carpet and finished in neutral tones throughout. The space benefits from a handrail for added convenience and safety, while natural light from above helps to create a bright and welcoming transition between floors.

## Bedroom 1

A bright and spacious double bedroom, freshly decorated in neutral tones to create a light and airy feel. The room benefits from a large window allowing plenty of natural light, with a pleasant outlook to the rear. Finished with a modern grey carpet and offering ample

space for bedroom furnishings, this well-proportioned room provides a comfortable and versatile living space.

### Bedroom 2

A well-proportioned double bedroom, presented in excellent condition with fresh neutral décor throughout. The room benefits from a large window allowing for plenty of natural light, enhancing the bright and airy feel. Finished with a modern grey carpet and offering generous floor space for furnishings, this comfortable room is ideal as a main bedroom or guest room.

### Bathroom

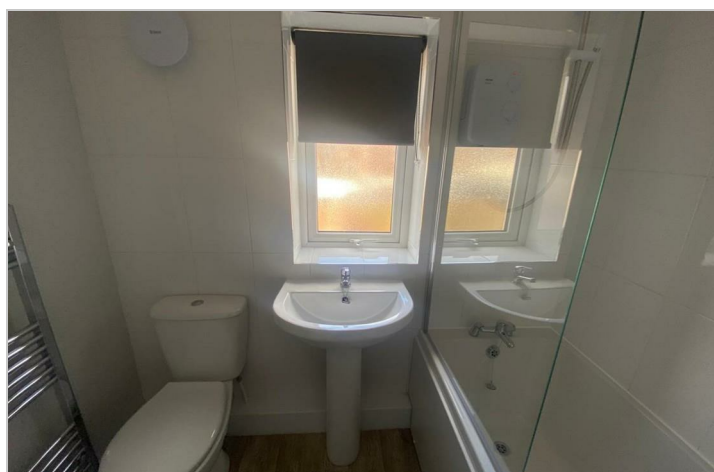
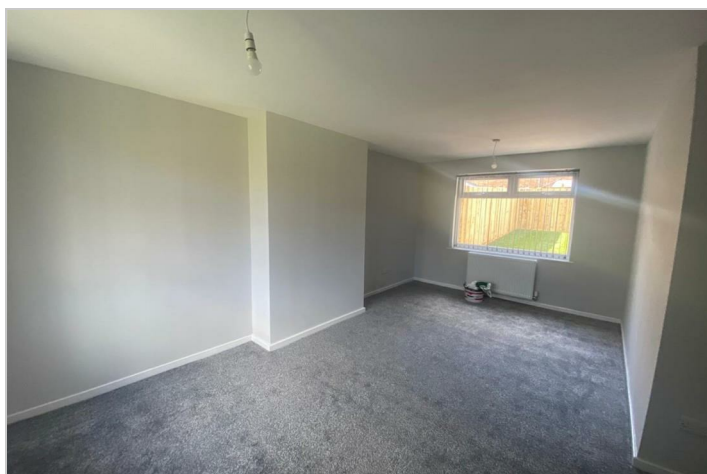
A modern and well-presented bathroom, fitted with a three-piece suite comprising a panelled bath with shower and glass screen, pedestal wash hand basin, and low-level WC. The room is finished with contemporary wall

tiling and flooring, creating a clean and stylish space. A frosted window allows for natural light while maintaining privacy, and additional features include a heated towel rail and neutral décor throughout.

### External

Externally, the property benefits from a well-maintained frontage with a neat lawned garden enclosed by low-level brick walling, providing an attractive first impression. A driveway to the side offers off-road parking.

To the rear, the property boasts a generous and enclosed garden, mainly laid to lawn with secure fencing, making it ideal for families, outdoor entertaining, or simply enjoying the space. The outdoor areas are low maintenance and provide a pleasant setting with a good degree of privacy.



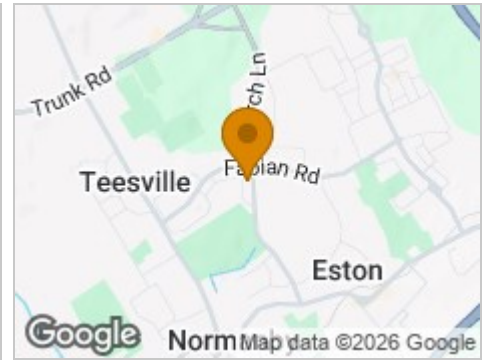
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.