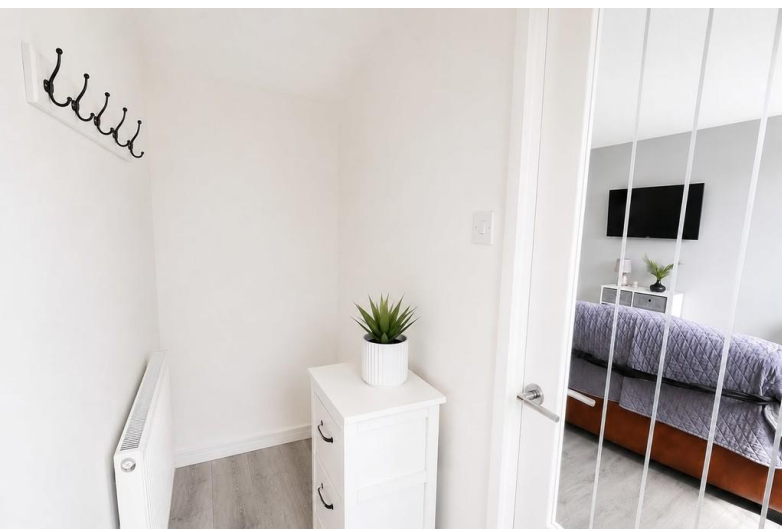




85 Eskdale Rise

- THREE BEDROOM TOWN HOUSE
- IDEAL FAMILY HOME
- BEAUTIFULLY FINISHED THROUGHOUT
- SOUTH FACING

Offers In Region Of £169,995
EPC Rating '83'





Property Description

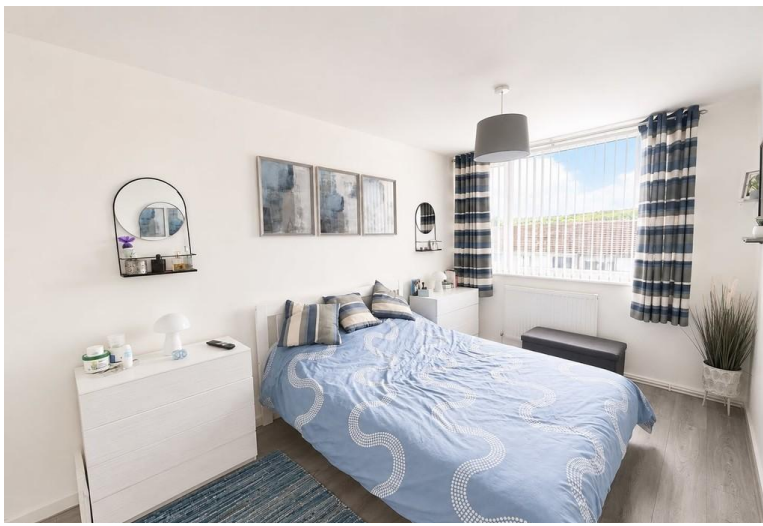
DESCRIPTION

This immaculately presented three-bedroom family home offers modern, move-in ready accommodation with stylish interiors, low-maintenance outdoor space and stunning open views.

The property has been significantly improved by the current owners, including a contemporary kitchen and bathroom fitted just two years ago, alongside replacement windows and external doors also installed within the last two years. Solar panels provide improved energy efficiency and reduced running costs.

The spacious accommodation comprises a bright and welcoming lounge, a modern dining kitchen complete with integrated appliances, three well-proportioned bedrooms and a stylish family bathroom. Two of the bedrooms benefit from fitted wardrobes, providing excellent storage. The upper level is served by a particularly spacious hallway, which further enhances the practicality of the home and features two large storage cupboards, offering excellent additional space for household belongings.

Additional practical features include TV aerial points and sockets in every room, fitted blinds throughout and a substantial loft space extending the full footprint of the



house, providing outstanding storage potential.

Externally, the property enjoys low-maintenance gardens to both the front and rear, ideal for relaxing and entertaining without the upkeep. The property is south-facing, creating a wonderful suntrap and making the most of its elevated position and attractive outlook.

ENTRY

9' 1" x 2' 1" (2.77m x 0.64m) The welcoming front entrance provides a bright and practical introduction to the home, finished in fresh neutral décor and contemporary flooring that enhances the sense of space and light. A useful recessed area offers an ideal spot for coat storage or additional furnishings, while a wall-mounted coat rack and radiator add everyday convenience. The entrance hall creates a clean and inviting first impression, with glazed internal doors allowing natural light to flow through and providing access to the accommodation beyond.

LIVING ROOM

12' 1" x 16' 0" (3.68m x 4.88m) A bright and spacious living room enjoying an abundance of natural light from the large front-facing window, which also takes advantage of the property's attractive open outlook. The generous proportions provide ample space for both relaxation and entertaining, while the versatile layout can accommodate a range of furniture arrangements.

Finished in neutral décor with contemporary flooring throughout, the room offers a modern and welcoming feel while providing a blank canvas for prospective buyers to make their own. The space comfortably accommodates multiple seating areas and benefits from a wall-mounted television point, making it ideal for modern family living. Further enhancing its practicality, the room also features a large storage cupboard, offering excellent space for household items and helping to keep the living area clutter-free.

KITCHEN

15' 1" x 13' 1" (4.6m x 3.99m) This beautifully presented open-plan kitchen diner has been thoughtfully modernised within the last two years and offers a stylish, practical space perfectly suited to modern family living. The contemporary fitted kitchen features a range of sleek wall and base units with complementary worktops, providing excellent storage and preparation space.

A selection of integrated appliances includes a built-in dishwasher, integrated oven, gas hob and extractor hood, creating a streamlined and uncluttered finish. There is also space for a freestanding fridge freezer.

The dining area comfortably accommodates a family-sized table, making the space ideal for both everyday use and entertaining. Large windows allow an abundance of natural light to floor the room, while neutral décor, modern flooring and recessed ceiling spotlights enhance the bright and contemporary feel.

With direct access to the garden and a practical open-plan layout, this impressive kitchen truly forms the heart of the home.

MASTER BEDROOM



13' 1" x 8' 1" (3.99m x 2.46 m) A spacious and beautifully presented master bedroom, offering a calm and relaxing retreat with a bright, contemporary feel. Generous proportions provide ample space for a king-size bed along with additional bedroom furniture, while the large window allows plenty of natural light to flood the room and enjoys pleasant open views.

A standout feature of the room is the wall of full length fitted wardrobes, providing exceptional storage. The wardrobes benefit from soft-close doors and thoughtfully designed mirrors fitted to the inside of the wardrobe doors, combining practicality with a sleek, uncluttered appearance.

Finished in neutral decor with modern flooring, the room offers a stylish and versatile space ready to move straight into. A TV aerial point provides convenience for wall-mounted television installation if desired.



BEDROOM 2

9' 1" x 7' 1" (2.77m x 2.16m) A bright and well-proportioned double bedroom, beautifully presented in neutral tones to create a light and welcoming atmosphere. The room offers ample space for a double bed and additional furniture, while the large window allows plenty of natural light to fill the space.

This room also benefits from full length fitted wardrobes, providing excellent built in storage and helping to maximise floor space.



BATHROOM

8' 1" x 5' 1" (2.46m x 1.55 m) Beautifully renovated approximately two years ago, this contemporary family bathroom is finished in modern grey tones with a quality fixtures and fittings throughout. The suite comprises a shaped bath with shower screen, a gas shower with rainfall and handheld attachments, a vanity hand wash basin with storage and a WC.

A large illuminated mirror, heated towel radiator, recessed ceiling spotlights and a frosted window providing excellent natural light complete the space. Stylish, modern and easy to maintain, this impressive bathroom is perfectly suited to family living.



BEDROOM 3

9' 1" x 7' 1" (2.77m x 2.16m) Currently utilised as a home office, this versatile third bedroom offers excellent flexibility and is comfortably large enough to accommodate a single bed and additional bedroom furniture. The room enjoys a pleasant open outlook from the large window, which allows plenty of natural light to flood the space.

Finished in neutral decor with modern flooring and a radiator, this bright and adaptable room would be ideal as a child's bedroom, guest room, nursery or home office depending on individual requirements.

EXTERIOR

The property benefits from attractive, low-maintenance outdoor space to both the front and rear. To the front, a generous paved terrace provides an ideal spot for outdoor seating and enjoys open views across the surrounding areas.

To the rear, the enclosed garden has been thoughtfully landscaped over several levels, featuring extensive paved



patio areas, raised planting beds and decorative stonework. The upper terrace offers a private space for relaxing or entertaining, while a garden shed provides useful outdoor storage. Fencing surrounds the garden, creating a secure and private environment with minimal upkeep required. The elevated position further enhances the property's appeal, offering pleasant open outlooks from both the house and garden.

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81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		