PH ESTATE AGENTS

101 East Row

Eston, Middlesbrough, TS6 9JN

£90,000

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RECEPTION ROOM

11'7" x 13'9" (3.53m x 4.19m)

Entering through a white uPVC double-glazed door from the garden, you are welcomed into a bright and inviting reception room. The space comfortably accommodates a two-piece suite along with additional storage units, creating a practical yet relaxing living area. The room features an attractive fire surround with a fitted fire, a radiator providing warmth, and an abundance of natural light. From this reception room, there is access to the first-floor staircase, the dining room, and a convenient understairs storage cupboard, enhancing the home's functionality.

DINING ROOM

11'10" x 13'10" (3.61m x 4.22m)

The dining area is positioned to the rear of the property and offers ample space to accommodate a large dining table, making it ideal for family meals and entertaining. The room benefits from a uPVC window that allows plenty of natural light to flow through, along with a radiator for comfort. From the dining area, there is direct access into the kitchen, creating a practical and well-connected layout.

KITCHEN

11'10" x 6'4" (3.61m x 1.93m)

The kitchen benefits from a range of wood-effect wall, base, and drawer units, complemented by contrasting dark worktops that create a stylish and practical workspace. There is ample space for free-standing appliances, allowing for flexible layout options. The room is further enhanced by a window providing natural light, a radiator for comfort, and access to the rear hallway, ensuring convenient flow through the home.

REAR HALLWAY

3'4" x 4'7" (1.02m x 1.40m)

The rear hallway is accessed from the kitchen and provides a useful transitional space within the home. From here, there is access to the ground floor bathroom, as well as a secure rear yard via a uPVC double-glazed door, offering both practicality and convenient outdoor access.

FAMILY BATHROOM

6'3" x 6'4" (1.91m x 1.93m)

The ground floor bathroom comprises a three-piece suite, including a panelled bath with an electric shower over, a hand basin, and a low-level WC. The room benefits from tiled surrounds, a frosted window providing natural

light while maintaining privacy, and a radiator for added comfort.

LANDING

2'7" x 2'6" (0.79m x 0.76m)
The landing gains access to the two spacious bedrooms.

BEDROOM ONE

11'9" x 12'4" (3.58m x 3.76m)
The first bedroom is located at the front of the property and offers generous space to comfortably accommodate a double bed along with larger storage units. The room is enhanced by a window providing natural light, a radiator for warmth, and a newly fitted grey carpet, creating a modern and inviting atmosphere.

BEDROOM TWO

7'7" x 10'10" (2.31m x 3.30m)
The second bedroom is positioned to the rear of the property and comfortably accommodates a single bed along with smaller storage units. The room benefits from a skylight window that allows natural light to filter in, a radiator for comfort, and a newly fitted grey carpet, creating a bright and well-presented space.

EXTERNAL

The property benefits from a generously sized front garden, along with a secure rear yard that provides a private outdoor space. On-street parking is available for residents and visitors. Conveniently located, the property is just a short walk from local amenities and Eston High Street, while commuters will appreciate the easy access to the A174.

IMPORTANT INFORMATION

Road Map

Hybrid Map

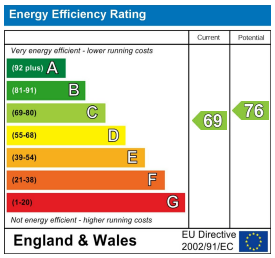
Terrain Map

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



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