

NEWGATE, ESTON, MIDDLESBROUGH, TS6 9LJ



- ▲ Semi Detached Property
- ▲ Two Double Bedrooms
- ▲ Immaculately Presented Throughout
- ▲ Popular Residential Area

- ▲ Grey Oak Shaker Style Kitchen
- ▲ Sleek Modern Bathroom
- ▲ Extended Garage
- ▲ Gardens

£129,950

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Offering excellent value, this immaculately presented corner positioned property is move in ready. Brilliant for a first time buyer with neutral decoration throughout and modern style kitchen and bathroom. High interest is anticipated so early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 1.16m x 1.31m (3'10" x 4'4")

Part glazed composite entrance door, modern style electric radiator, tiled flooring and door to the lounge diner.

LOUNGE DINER - 3.93m x 5.28m (12'11" x 17'4")

A generous well-presented room with wide plank oak laminate flooring, radiators, UPVC window, staircase to the first floor and door to the kitchen.

KITCHEN - 3.95m x 2.74m (13' x 9')

A grey oak shaker style fitted kitchen with soft closing doors and square edge worktops, integrated electric oven and gas hob with stainless steel splashback and extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled walls, radiator, spotlight lighting, wide plank oak laminate flooring, UPVC window and part glazed door to the rear garden.

FIRST FLOOR

LANDING - 1.30m x 2.47m (4'3" x 8'1")

With panelled doors to all rooms and access to the loft space.

BEDROOM ONE - 3.98m (13'1") including wardrobes x 2.75m (9')

A nicely presented room with neutral decoration and grey carpet, full width fitted wardrobes, radiator and UPVC window with open views over the Eston Hills.

BEDROOM TWO - 3.98m x 2.75m (13'1" x 9')

A double room with grey carpet, over stairs storage cupboard housing the combi boiler with filter system, radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.58m x 1.45m (8'6" x 4'9")

A white modern suite with thermostatic shower with rinser attachment, extractor fan, modern style vanity storage unit, part tiled walls, grey vinyl flooring, chrome ladder radiator and UPVC window.

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EXTERNALLY

GARAGE - 2.74m x 5.59m (9' x 18'4")

A larger than average garage with remote roller door, power, lighting and eaves storage.

GARDENS

This enviable corner positioned property benefits from block paved pathways with slate chippings, evergreen planting and gated access to the rear garden. The rear garden is mainly laid to lawn with block paved pathways and slated borders, and twin gated access to the garage and driveway and front of the property.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/RED250702/16092025

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

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

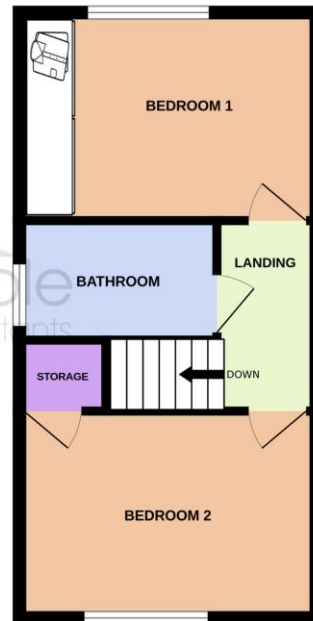
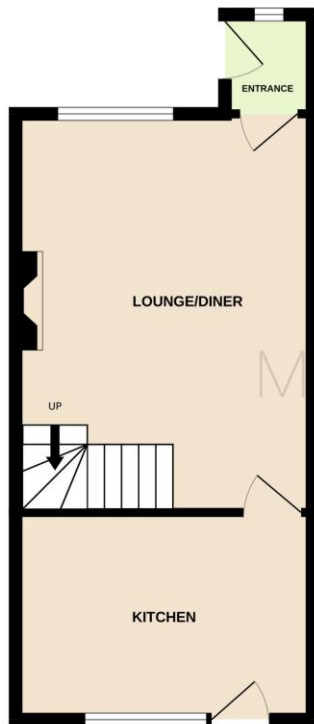


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GROUND FLOOR

1ST FLOOR



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