

WELLS CLOSE, ESTON, MIDDLESBROUGH, TS6 9PQ



- ▲ Three Bedroom Terraced Property
- ▲ Popular Residential Area of Eston
- ▲ 24ft Lounge Diner
- ▲ Matt White Kitchen
- ▲ Modern Style Bathroom

- ▲ Conservatory
- ▲ Garage
- ▲ Generous Westerly Facing Rear Garden

£130,000

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Located in a popular residential area of Eston, this terraced home ticks plenty of boxes. Brilliant for a first time buyer with generous proportions both inside and out including a 24ft lounge diner, gardens and garage. Brilliant for local amenities, transport links and schooling. Early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 1.74m x 0.83m (5'9" x 2'9")

UPVC French doors with twin side lights, laminate flooring and further door to the hall.

HALL - 1.91m x 3.33m (6'3" x 10'11")

With wide plank oak laminate flooring, staircase to the first floor and doors to the lounge diner and kitchen.

LOUNGE DINER - 3.30m (10'10") reducing to 2.67m (8'9") x 7.35m (24'1")

A generous bow windowed room with wide plank oak laminate flooring, decorative fire surround with living flame gas fire, feature wall, radiator, UPVC bow window overlooking the front garden and UPVC French doors with twin side lights open to the conservatory.

KITCHEN - 2.65m x 3.24m (8'8" x 10'8")

A shaker style matt white kitchen with soft closing doors and contrasting worktops, integrated electric oven and hob with stainless steel extractor hood, integrated fridge freezer and washing machine. Part tiled walls, tile laminate flooring, recently installed wall mounted Glow-Worm combi boiler, UPVC window and fully glazed door to the rear garden.

CONSERVATORY - 2.85m x 2.43m (9'4" x 8')

With wide plank oak laminate flooring, wall lighting, radiator, UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

LANDING - 1.80m x 1.55m (5'11" x 5'1")

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

BEDROOM ONE - 3.43m x 3.34m (11'3" x 10'11")

A generous room with fitted wardrobes and bedroom furniture, radiator and UPVC window overlooking the rear garden.

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BEDROOM TWO - 3.43m (11'3") reducing to 2.59m (8'6") x 3.94m (12'11") reducing to 0.73m (2'5")

With traditional style decoration and fitted wardrobes, radiator and UPVC window.

BEDROOM THREE - 2.61m (8'7") reducing to 1.70m (5'7") x 3.10m (10'2") reducing to 2.10m (6'11")

A single room with over stairs storage cupboard, radiator and UPVC window.

BATHROOM - 1.80m x 2.47m (5'11" x 8'1")

A modern white suite with Mira Sport electric shower, high gloss vanity storage unit, modern style radiator, fully UPVC clad walls and ceiling, tiled flooring and UPVC window.

EXTERNALLY

GARAGE

Separate to the property is a single garage with up and over door.

GARDENS

The front of the property benefits from a laid to lawn frontage with paved pathways and border planting. The generous westerly facing rear garden benefits from substantial sundeck area, neat lawn with border planting and paved pathways, storage shed and outdoor tap.

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/EST240087/17122024

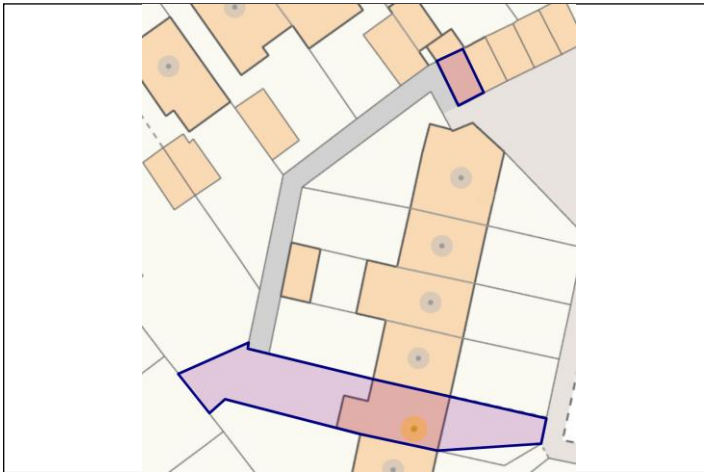
Council Tax Band: B **Tenure:** Freehold

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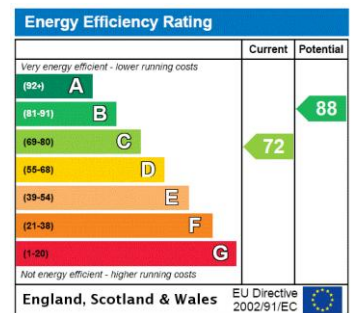


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