

SKIPPERS LANE, MIDDLESBROUGH, TS6 0FR



- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ Immaculate Move In Ready Condition
- ▲ Ex Show Home

- ▲ Sitting on a Generous Plot
- ▲ Spacious Living Over Three Floors
- ▲ Ground Floor WC
- ▲ 22ft plus Garage
- ▲ Garden

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Located on a popular development is this immaculately presented ex-show home benefiting from spacious living both inside and out with modern style décor and is excellent for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.12m x 2.02m (3'8" x 6'8")

Part glazed composite entrance door, grey oak LVT style flooring, radiator, staircase to the first floor and doors to the WC and kitchen diner.

WC - 1.44m x 0.98m (4'9" x 3'3")

White modern suite with tiled splashback, radiator and UPVC window.

KITCHEN DINER - 3.53m (11'7") reducing to 1.72m (5'8") x 4.08m (13'5") reducing to 2.99m (9'10")

A sleek matt grey modern style fitted kitchen with contrasting worktops and upstands, integrated electric oven and gas hob with glass splashback and extractor hood, integrated fridge freezer, dishwasher and washing machine. A cupboard houses the Ideal Logic combi boiler, downlighters, grey oak LVT style flooring flows through to the dining area with feature lighting, radiator, UPVC window and door to the living room.

LIVING ROOM - 4.49m x 3.56m (14'9" x 11'8")

A nicely presented room with feature panelled walls, integrated storage cupboard, radiator and French doors open onto the rear garden.

FIRST FLOOR

LANDING - 1.94m x 3.81m (6'4" x 12'6")

With modern style panelled doors to all rooms, radiator, integrated storage cupboard and staircase to the second floor.

BEDROOM TWO - 3.89m (12'9") plus wardrobes reducing to 2.45m (8') x 2.65m (8'8") reducing to 1.97m (6'6")

With tasteful decoration and grey carpet, integrated wardrobe storage with stainless steel handles and soft closing doors, radiator and a UPVC window overlooks the rear garden.

BEDROOM THREE - 2.45m x 2.87m (8' x 9'5")

Currently used as a dressing room with neutral décor including carpet, radiator and UPVC window with open views.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BATHROOM - 2.45m (8') reducing to 1.92m (6'4") x 2.02m (6'8") reducing to 1.02m (3'4")

A white modern suite with over bath electric shower, extractor fan, part tiled walls, chrome ladder radiator, tiled flooring, stainless steel downlighters and UPVC window.

LANDING AREA - 1.94m x 1.77m (6'4" x 5'10")

With UPVC window and stairs to the second floor.

SECOND FLOOR

BEDROOM ONE - 4.49m (14'9") reducing to 2.04m (6'8") x 5.28m (17'4") reducing to 3.98m (13'1")

A fantastic spacious room with feature wall and grey carpet, radiator, masses of integrated storage, UPVC window and door to the en-suite.

EN-SUITE - 1.65m x 2.33m (5'5" x 7'8")

A white modern suite with thermostatic shower, extractor fan, part tiled walls, tiled flooring, chrome ladder radiator, Velux style roof window, brushed stainless steel downlighters and door to access the generous boarded eaves storage area.

EXTERNALLY

GARAGE - 3.20m x 6.77m (10'6" x 22'3")

A larger than average garage with up and over entrance door, power, light, vented space for tumble dryer and handy side access door.

GARDENS & PARKING - The front of the property benefits from a neat lawned frontage with paved pathways, a block paved driveway and gated access to the rear garden. The rear garden is laid to lawn with border planting, raised sundeck area, outdoor tap and gated access to the driveway.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - CF/LS/EST250078/08092026

Council Tax Band: C

Tenure: Freehold

TO VIEW: Contact our Eston office on

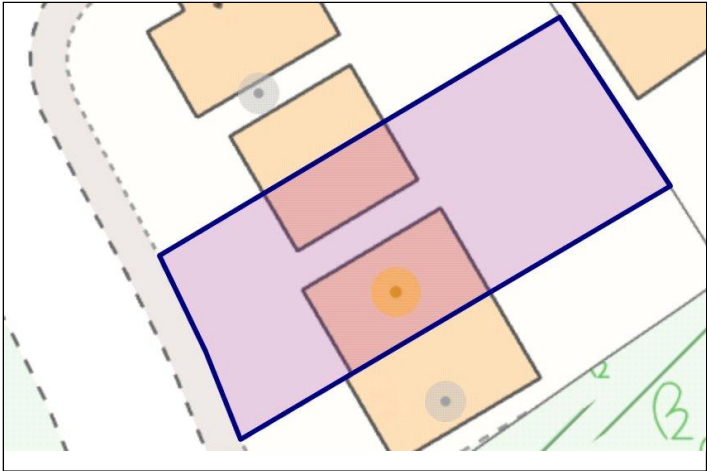
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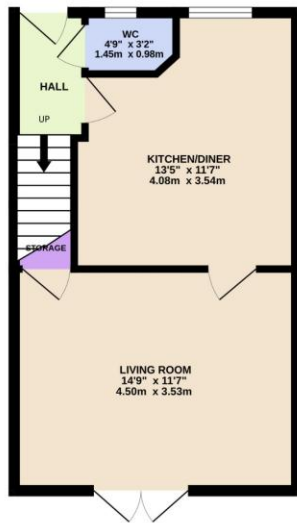
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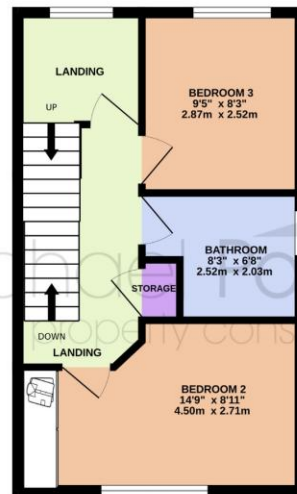
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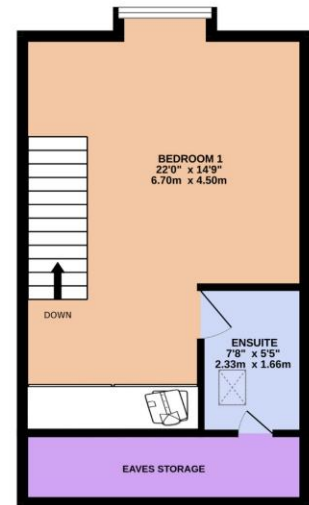
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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