

BARNABY CRESCENT, MIDDLESBROUGH, TS6 9HP



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ Highly Popular Location
- ▲ Fantastic Spacious Family Property Over Three Floors Spanning Over 1,400 Sq. Ft

- ▲ Conservatory
- ▲ Gated Driveway
- ▲ Gardens

£135,000

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Located in the highly popular and convenient area of Eston, this extended family home spans an impressive 1,400 sq. ft over three floors. The property offers generous versatile living space with well-maintained gardens and is brilliant for local amenities, schooling and transport links.

Early viewing is advised to fully appreciate this excellent property.

GROUND FLOOR

ENTRANCE PORCH - 1.85m x 1.05m (6'1" x 3'5")

Part glazed composite entrance door with decorative glass work, wide plank oak laminate flooring, UPVC windows, fully UPVC clad walls and ceiling with chrome downlighters and part glazed door to the lounge diner.

LOUNGE DINER - 6.11m (20'1") reducing to 2.72m (8'11") x 5.68m (18'8") reducing to 2.52m (8'3")

A fantastic open plan space with solid oak flooring flowing through, wall mounted electric fire, under stairs storage cupboard, UPVC window overlooks the front garden, staircase to the first floor and doors to the kitchen, family room and rear garden sundeck area.

KITCHEN - 2.69m x 3.49m (8'10" x 11'5")

A shaker style fitted kitchen with stainless steel handles and soft closing doors, roll edge worktops and upstands, integrated electric oven and gas hob with extractor hood, integrated fridge freezer, plumbing for washing machine, twin UPVC windows, part glazed door to the driveway and further door to the rear garden.

FAMILY ROOM - 3.51m x 3.67m (11'6" x 12')

A versatile space previously used as a fourth bedroom with oak flooring flowing through from the lounge diner, radiator and UPVC French doors to the conservatory.

CONSERVATORY - 3.10m x 2.70m (10'2" x 8'10")

With tiled flooring, radiator, UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

LANDING - 3.37m x 0.88m (11'1" x 2'11")

With panelled doors to all rooms, UPVC window and access to the second floor.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM ONE - 4.36m (14'4") plus wardrobes x 2.92m (9'7")

With neutral decoration including carpet, fitted mirrored wardrobes and further integrated storage cupboard, radiator and twin UPVC windows.

BEDROOM THREE - 3.65m x 1.72m (12' x 5'8")

A single room with neutral decoration, a storage cupboard houses the Worcester combi boiler, under stairs storage cupboard, radiator and UPVC window.

BATHROOM - 2.34m x 1.62m (7'8" x 5'4")

A white suite with over bath thermostatic shower with rinser attachment, waterfall taps, fully UPVC clad walls and ceiling with downlighters, chrome ladder radiator, high gloss vanity storage unit and twin UPVC windows.

SECOND FLOOR

BEDROOM TWO - 4.40m (14'5") plus eaves storage reducing to 2.89m (9'6") x 4.04m (13'3") plus eaves storage reducing to 2.77 (9'1")m

A light and bright double room with neutral decoration including grey carpet, masses of eaves storage space, radiator, Velux style roof window offers views over the Eston hills and further twin UPVC windows offer far reaching views over the Teesside area.

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a gated block paved driveway with a neat lawned frontage and privet hedging. The rear garden is laid to lawn with concrete pathways and patio area, raised wooden sundeck, outdoor tap and storage shed.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

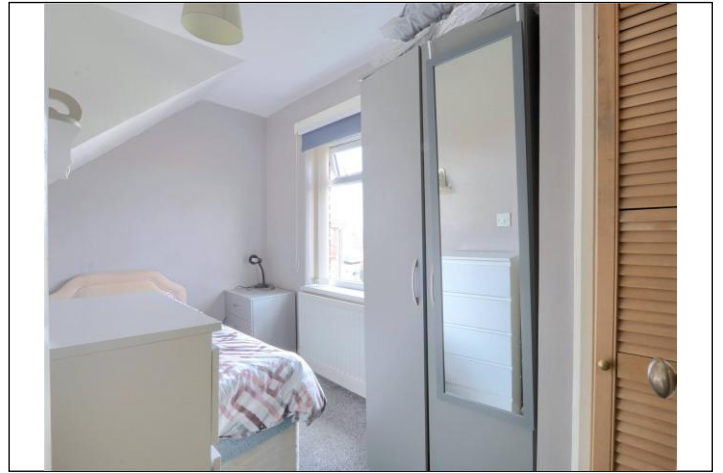
AGENTS REF: - CF/LS/EST250274/11052026

Council Tax Band: A **Tenure:** Freehold

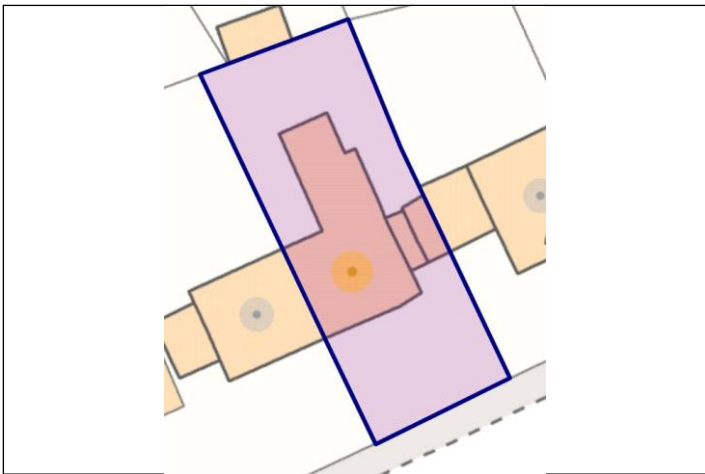
TO VIEW: Contact our Eston office on
Tel: **01642 955180**



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GROUND FLOOR

1ST FLOOR

2ND FLOOR

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