

## WORDSWORTH ROAD, ESTON, MIDDLESBROUGH, TS6 9AZ



- ▲ Three Bedroom Semi Detached Property
- ▲ Highly Popular Eston Location
- ▲ Brilliant for a First Time Buyer
- ▲ Modern Style Kitchen Diner

- ▲ Upgraded & Improved Both Inside & Out
- ▲ Gardens
- ▲ On Street Parking

**Offers in the region of £115,000**

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Offering excellent value, this upgraded and improved family home ticks plenty of boxes. Previous works include new roof, re-wiring, modern style kitchen diner and family bathroom. Located within a highly popular area of Eston, within minutes of local amenities, schooling and transport links. Early viewing is advised to avoid disappointment.

**GROUND FLOOR**

**HALL - 1.87m x 3.58m (6'2" x 11'9")**

Part glazed composite entrance door with decorative glass work, wide plank oak laminate flooring, radiator, UPVC window and modern style panelled doors to the living room and kitchen diner.

**LIVING ROOM - 3.77m (12'4") x 3.91m (12'10") reducing to 3.59m (11'9")**

A spacious well-presented room with feature wall, wide plank oak laminate flooring flows through from the hall, wall mounted electric fire, radiator, decorative coving and UPVC window.

**KITCHEN DINER - 5.79m (19') reducing to 1.85m (6'1") x 3.07m (10'1") reducing to 2.69m (8'10")**

A light and bright southerly facing room with a modern style fitted kitchen with square edge worktops and stainless steel handles, space for a freestanding cooker, stainless steel extractor hood, part metro tiled walls, plumbing for washing machine, integrated pantry storage cupboard, wide plank oak laminate flooring flows through to the dining space with feature wall, radiator and UPVC French doors to the rear garden.

**FIRST FLOOR**

**LANDING - 2.01m x 2.59m (6'7" x 8'6")**

Modern style panelled doors to all rooms, UPVC window and a storage cupboard houses the Worcester combi boiler.

**BEDROOM ONE - 3.70m (12'2") reducing to 2.99m (9'10") x 4.07m (13'4") reducing to 3.29m (10'10")**

A nicely presented room with feature wall and neutral carpet, integrated wardrobes storage, radiator and UPVC window.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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### **BEDROOM TWO - 3.70m (12'2") reducing to 3.39m (11'1") x 2.61m (8'7")**

A double room with feature wall, integrated storage, radiator and UPVC window overlooks the rear garden.

### **BEDROOM THREE - 2.72m x 2.33m (8'11" x 7'8")**

A spacious third bedroom with modern style decoration and neutral carpet, radiator and UPVC window.

### **BATHROOM - 2.29m x 1.66m (7'6" x 5'5")**

White modern suite with waterfall taps, over bath shower attachment, fully tiled walls and flooring, chrome towel radiator, extractor fan and twin UPVC windows.

### **EXTERNALLY**

The front of the property benefits from a generous footprint with privet hedging, neat, gravelled frontage with gated access to a further lawned area with border planting and access to the brick built storage area. The low maintenance south facing rear garden is laid to lawn with border planting, raised wooden sun deck, outdoor tap and access to the brick built storage area via a part glazed UPVC door.

#### Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

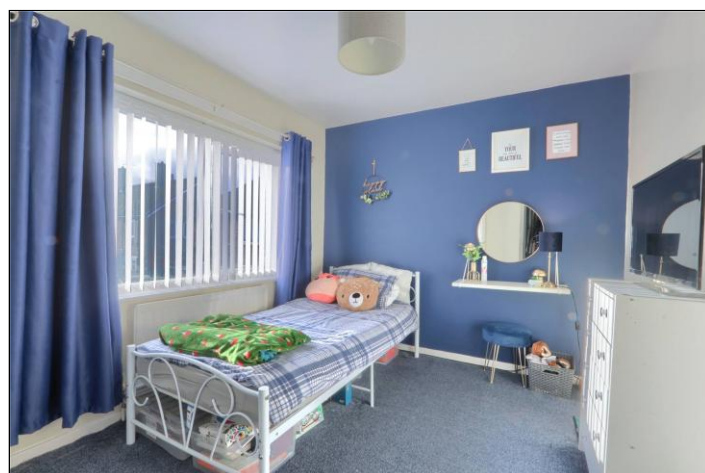
No Known Rights of Way

**AGENTS REF:** - CF/LS/EST250557/31122025

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

**TO VIEW:** Contact our Eston office on

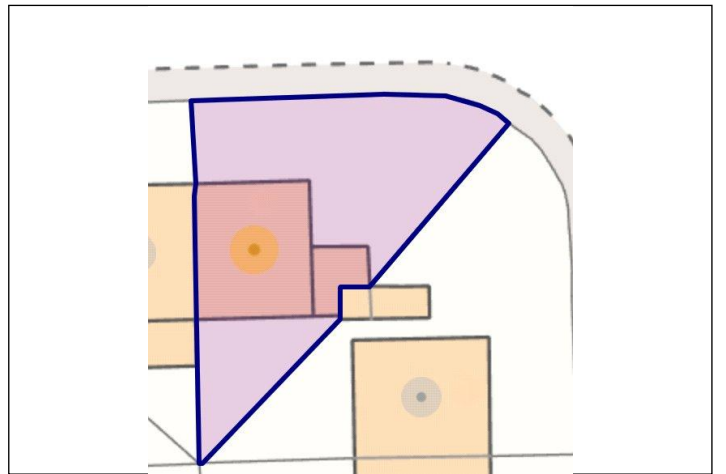
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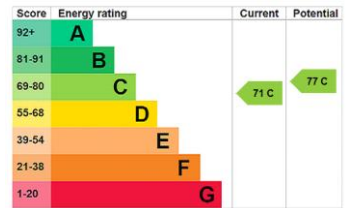


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