

BRIARGATE, ESTON, MIDDLESBROUGH, TS6 9NZ



- ▲ Four Bedroom Detached Property
- ▲ En-Suite
- ▲ Sought After Residential Location
- ▲ Brilliant Spacious Family Home Spanning Over 1,100 Sq. Ft

- ▲ Ground Floor WC
- ▲ Converted Garage
- ▲ Low Maintenance Garden

Offers Over £249,950

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Located within a highly popular and sought after residential development, this detached home ticks plenty of boxes. Nicely presented throughout and spanning approximately 1,100 sq. ft, the property is nicely positioned and is excellent for local amenities, schooling and transport links. Early viewing is advised to fully appreciate this brilliant property.

GROUND FLOOR

HALL - 1.61m x 2.08m (5'3" x 6'10")

Part glazed entrance door, radiator, grey oak laminate flooring, staircase to the first floor and part glazed door to the living room.

LIVING ROOM - 3.19m (10'6") x 6.95m (22'10") plus bay

A fantastic dual aspect room with crisp white walls, flooring flows through from the hall, radiator, UPVC bay window, French doors open to the rear garden and part glazed door to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 3.60m (11'10") reducing to 2.59m (8'6") x 3.03m (9'11") reducing to 2.44m (8')

A high gloss fitted kitchen with integrated electric oven and gas hob with extractor hood, plumbing for washing machine, part tiled walls, brushed stainless steel sockets and switches, modern style radiator, tile laminate flooring, door to the WC, further part glazed door to the dining/family room, UPVC window and door to the rear garden.

DINING/FAMILY ROOM - 2.41m (7'11") x 5.05m (16'7") increasing to 5.88m (19'3") into the bay

A nicely presented versatile space with grey carpet, radiator and a UPVC window overlooks the driveway.

WC - 0.89m x 1.99m (2'11" x 6'6")

White modern suite with high gloss vanity storage unit, radiator, and fully UPVC clad walls and ceiling.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 2.96m (9'9") reducing to 1.97m (6'6") x 1.97m (6'6") x reducing to 0.96m (3'2")

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

MASTER BEDROOM - 3.38m (11'1") reducing to 3.24m (10'8") x

A well-presented room with neutral carpet, integrated storage cupboard, radiator, UPVC window with open views over the Eston Hills and door to the en-suite.

EN-SUITE - 1.62m (5'4") reducing to 0.73m (2'5") x 2.29m (7'6") reducing to 1.32m (4'4")

A white suite with thermostatic shower, fully UPVC clad walls and ceiling, radiator and UPVC window.

BEDROOM TWO - 2.62m (8'7") reducing to 1.56m (5'1") x 1.58m (5'2") increasing to 4.12m (13'6")

A spacious room with neutral décor including grey carpet, radiator and UPVC window.

BEDROOM THREE - 2.26m x 3.23m (7'5" x 10'7")

A double room with grey carpet, radiator and a UPVC window overlooks the rear garden.

BEDROOM FOUR - 2.51m (8'3") reducing to 1.56m (5'1") x 3.18m (10'5") reducing to 2.18m (7'2")

A spacious fourth bedroom previously used as a double with neutral décor, radiator and UPVC window.

BATHROOM - 1.95m x 2.15m (6'5" x 7'1")

A traditional style white suite including a freestanding roll top bath with claw feet and shower attachment, marble tiled walls and flooring, chrome ladder radiator and UPVC window.

EXTERNALLY

PARKING & GARDENS - The front of the property benefits from a double tarmac driveway, neat lawned frontage with border planting and gated access to the rear garden. The low maintenance rear garden has artificial grass and a full width paved patio area, outdoor tap, storage shed and gated access to the driveway.

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/EST260008/20012026

Council Tax Band: D **Tenure:** To be advised

TO VIEW: Contact our Eston office on

Tel: 01642 955180



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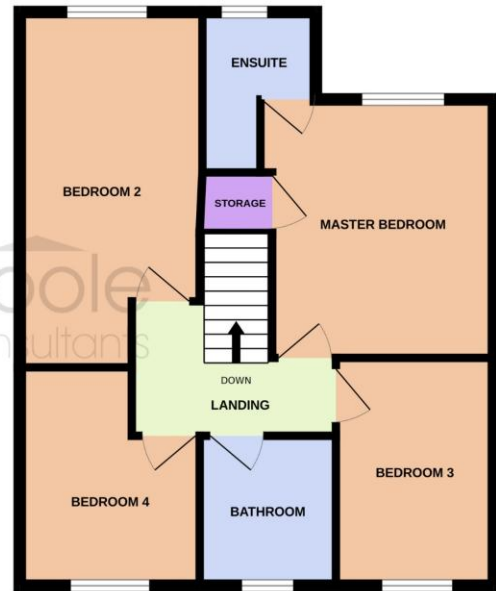
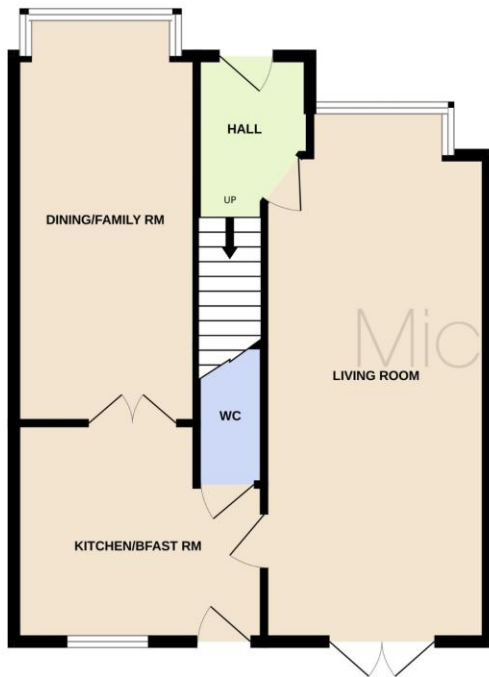


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GROUND FLOOR

1ST FLOOR



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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