

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

£235,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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.

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 3.67m (12')

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.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk

BRIARGATE, TS6 9NZ

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

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.

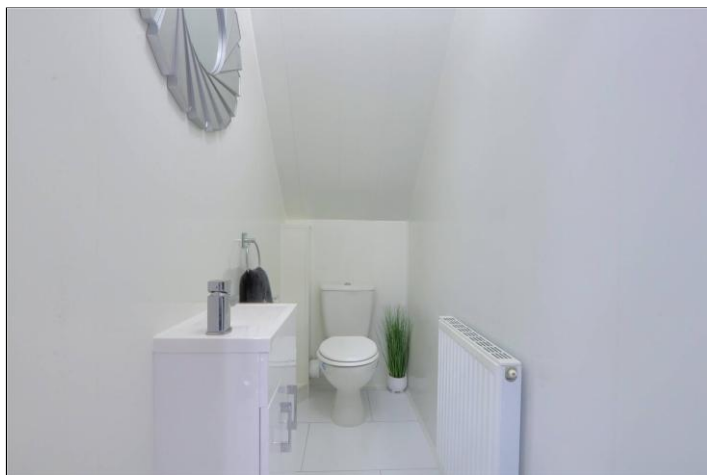
AGENTS REF: - CF/LS/EST260008/20012026

Council Tax Band: D

Tenure: Freehold

TO VIEW: Contact our Eston office on

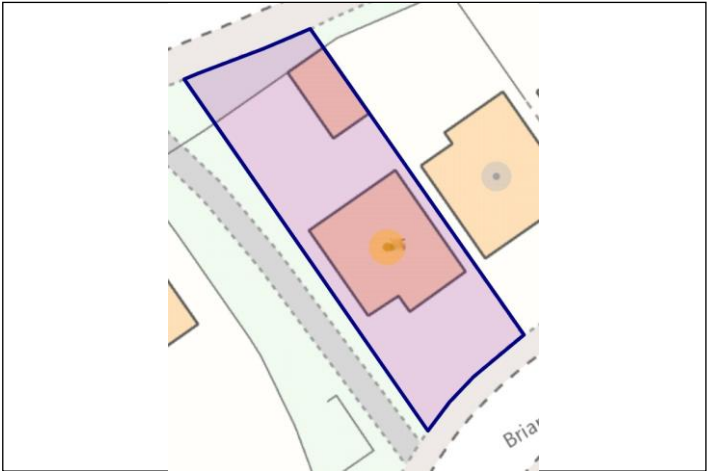
Tel: **01642 955180**



BRIARGATE, TS6 9NZ

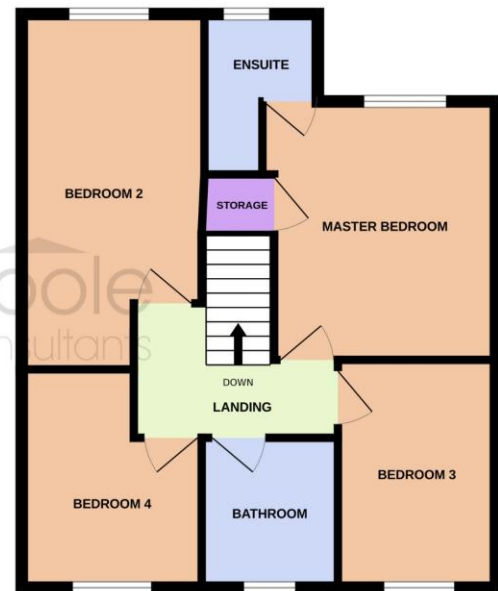
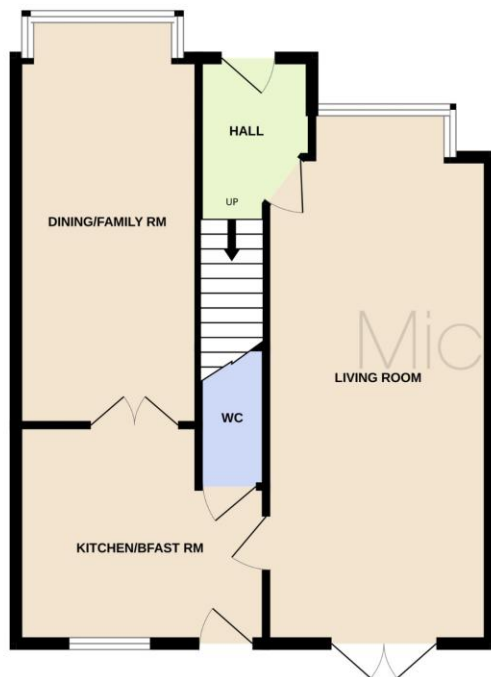


BRIARGATE, TS6 9NZ



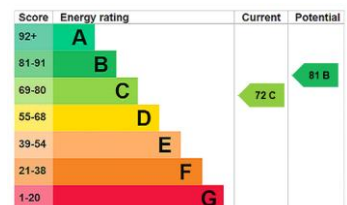
GROUND FLOOR

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.
Made with Metropix ©2026

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD