

HIGHFIELD ROAD, ESTON, MIDDLESBROUGH, TS6 9LR



- ▲ Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Nicely Presented Spacious Property
- ▲ High Gloss Grey Fitted Kitchen
- ▲ Conservatory
- ▲ Garage
- ▲ Westerly Facing Rear Garden

£149,950

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Located within a highly popular and convenient area of Eston, this semi-detached bungalow ticks plenty of boxes. Benefits from a modern style high gloss grey kitchen and a 17ft plus lounge diner. Brilliant for local amenities and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 3.12m (10'3") reducing to 0.81m (2'8") x 3.34m (10'11") reducing to 1.17m (3'10")

Part glazed UPVC entrance door, panelled doors to all rooms, radiator, storage cupboard and access to the loft space.

LOUNGE DINER - 3.63m (11'11") reducing to 3.03m (9'11") x 4.57m (15') increasing to 5.24m (17'2")

A brilliant light and bright room with feature wall and neutral carpet, radiator and UPVC window.

KITCHEN - 3.13m x 2.53m (10'3" x 8'4")

A high gloss grey fitted kitchen with stainless steel handles and soft closing doors, square edge worktops, integrated electric oven and hob with stainless steel splashback and extractor hood, integrated fridge freezer, plumbing for washing machine, part metro tiled walls, grey oak Herringbone flooring, UPVC window and fully glazed door to the conservatory.

BEDROOM ONE - 3.63m x 3.91m (11'11" x 12'10")

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

BEDROOM TWO - 3.11m x 2.46m (10'2" x 8'1")

A nicely presented double room with feature wall and grey carpet, radiator and UPVC window.

BATHROOM - 2.16m (7'1") reducing to 1.67m (5'6") x 1.96m (6'5") reducing to 0.80m (2'7")

A white suite with thermostatic shower, high gloss vanity storage unit, part grey oak clad shower area, chrome ladder radiator, Herringbone vinyl flooring and UPVC window.

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CONSERVATORY - 3.82m x 2.65m (12'6" x 8'8")

With wide plank oak laminate flooring, LED lighting, UPVC windows and part glazed door to the rear garden.

EXTERNALLY

GARAGE - 2.83m x 4.95m (9'3" x 16'3")

With power, lighting, recently replaced up and over door, and shelved storage.

PARKING & GARDENS - The front of the property benefits from a gated driveway with gravelled frontage with border planting, outdoor tap and gated access to the rear garden. The westerly facing rear garden is laid to lawn with gravelled borders and paved stepping stones, wooden sundeck 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

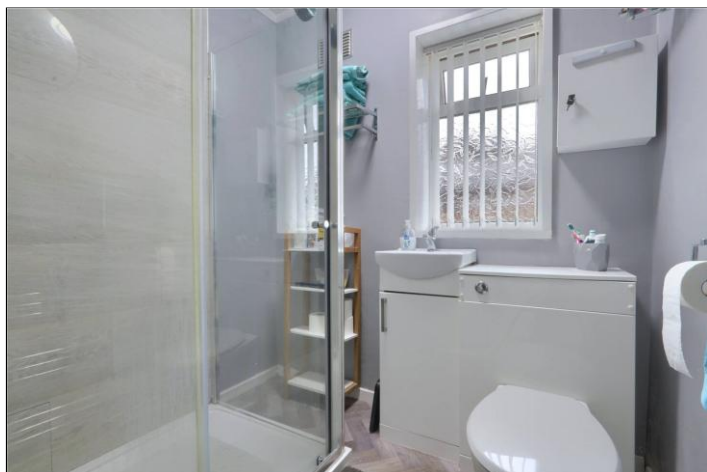
No Known Rights of Way

AGENTS REF: - CF/LS/EST260012/23012026

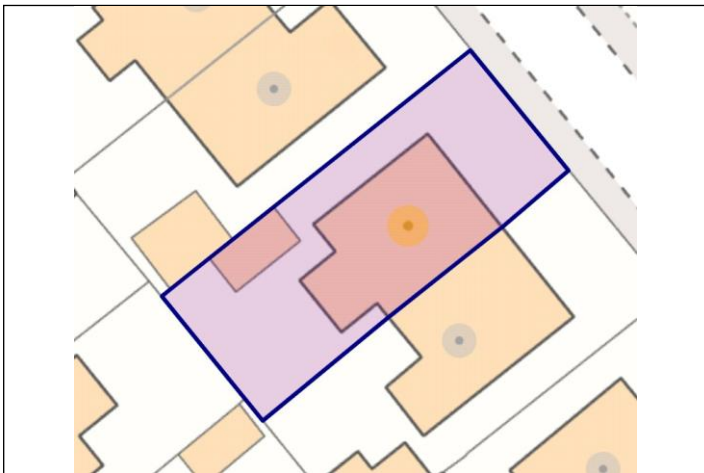
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Eston office on

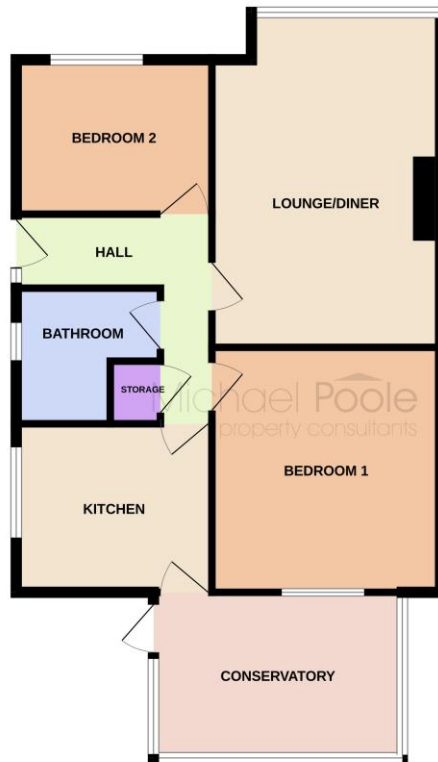
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GROUND FLOOR



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