

# MEADOWGATE, ESTON, MIDDLESBROUGH, TS6 9JP



- ▲ No Chain
- ▲ Three Bedrooms
- ▲ Off Street Parking
- ▲ Conservatory

- ▲ Garage
- ▲ Rear Garden
- ▲ Popular Area

£150,000

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\*\* No Chain \*\*

This three bedroom semi-detached home is perfect for the first time buyer, BTL investor or a family. Located in the popular Eston Under-Nab area. Viewing is advised.

## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LOUNGE - 4.68m x 3.48m (15'4" x 11'5")**

With UPVC double glazed bay window to the front aspect, coving, radiator and electric fire.

### **KITCHEN/DINER - 4.46m x 2.76m (14'8" x 9'1")**

With UPVC double glazed window to the rear aspect, wall and base units, work tops, integrated oven and hob, stainless steel sink and drainer with mixer tap.

### **CONSERVATORY - 2.86m x 2.86m (9'5" x 9'5")**

## **FIRST FLOOR**

### **BEDROOM ONE - 4.14m x 2.49m (13'7" x 8'2")**

With UPVC double glazed window to the front aspect and radiator.

### **BEDROOM TWO - 3.54m x 2.48m (11'7" x 8'2")**

With UPVC double glazed window to the rear aspect and radiator.

### **BEDROOM THREE - 3.10m x 1.90m (10'2" x 6'3")**

With UPVC double glazed window to the front aspect and radiator.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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## **BATHROOM**

With UPVC double glazed window to the rear aspect, fully tiled, bath, WC and vanity unit.

## **EXTERNALLY**

## **GARDENS & GARAGE**

Externally we have off street parking to the front and side of the property along with detached garage. To the rear we have a fully enclosed garden which is very private and laid to both patio and lawn.

**AGENTS REF:** - EE/LS/EST260042/24022026

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

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

Tel: 01642 955180



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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.



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