

WESTMINSTER CLOSE, ESTON, MIDDLESBROUGH, TS6 9NX



- ▲ Extended Detached Bungalow
- ▲ Three Bedrooms
- ▲ Highly Popular & Sought After Location
- ▲ Spacious Rooms Including An 18ft Plus Lounge Diner
- ▲ Garage
- ▲ Southerly Facing Garden
- ▲ No Chain Sale

£169,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this extended detached bungalow sits within a popular and sought after area of Eston. Spacious throughout including a fantastic 18ft plus lounge diner with sliding patio door to the sunny southerly facing rear garden. Brilliant for local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 2.43m (8') reducing to 1.69m (5'7") x 1.63m (5'4") reducing to 1.18m (3'10")

Coloured composite entrance door with sidelight, wide plank oak laminate flooring, storage cupboard, radiator and access to the loft space.

LOUNGE DINER - 3.58m x 5.52m (11'9" x 18'1")

A spacious light and bright room with feature wall and neutral carpet, fireplace with living flame gas fire and marble insert and hearth, radiator, sliding patio door to the rear garden and further door to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 2.43m (8') reducing to 2.23m (7'4") x 4.58m (15') reducing to 2.59m (8'6")

A country style fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and hob with extractor hood, plumbing for washing machine and space for dishwasher or tumble dryer. Part tiled, part UPVC clad walls, wide plank oak laminate flooring, twin UPVC windows, fully glazed door to the rear garden and further door to bedroom three.

BEDROOM ONE - 3.58m (11'9") x 3.87m (12'8") increasing to 4.16m (13'8") into the bow

A spacious room with feature wall and grey carpet, integrated storage, radiator and UPVC window.

BEDROOM TWO - 3.30m (10'10") x 3.00m (9'10") increasing to 3.27m (10'9") into bow

A double room with neutral décor, radiator and UPVC bow window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



WESTMINSTER CLOSE, TS6 9NX

BEDROOM THREE - 2.26m x 3.01m (7'5" x 9'11")

A spacious third bedroom with grey carpet, radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.41m (7'11") reducing to 1.93m (6'4") x 1.83m (6')

Traditional white suite with over bath Mira thermostatic shower, part tiled walls with decorative inserts, tiled flooring, a storage cupboard houses the Baxi combi boiler, radiator, chrome downlighters and UPVC window.

EXTERNALLY

GARAGE - 2.58m x 4.96m (8'6" x 16'3")

With up and over entrance door, power, light and side access door to the rear garden.

GARDENS & PARKING

The front of the property benefits from a neat lawned frontage with border planting, a generous concrete driveway offers off street parking for numerous vehicles, gated access to the rear garden and outdoor tap. The generous southerly facing rear garden is laid to lawn with raised borders and border planting.

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/EST260092/26022026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



WESTMINSTER CLOSE, TS6 9NX





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