

# PARRINGTON PLACE, LAZENBY, MIDDLESBROUGH, TS6 8EQ



- ▲ Three Bedroom Semi Detached Property
- ▲ Brilliant Family Size Property
- ▲ Sits on a Generous Corner Plot Spanning Over 1/10th of An Acre

- ▲ Fantastic Scope for Future Development
- ▲ Garage
- ▲ Double Driveway
- ▲ No Chain Sale

**£110,000**

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Sitting on an enviable corner position, this spacious family home offers huge scope for future development. The generous plot spans over 1/10th of an acre with wraparound gardens, double driveway and garage. Early viewing is advised to fully appreciate this excellent property.

**KITCHEN - 3.52m (11'7") reducing to 3.07m (10'1") x 2.33m (7'8") reducing to 1.86m (6'1")**

A fitted kitchen with stainless steel handles and roll edge worktops, space for slimline cooker, plumbing for washing machine, part tiled walls, UPVC window and door to the rear entrance area with access to the storage and WC.

**GROUND FLOOR**

**HALL - 4.40m x 1.97m (14'5" x 6'6")**

Part glazed UPVC entrance door, under stairs storage cupboard, radiator and doors to the living room and dining room.

**ENTRANCE AREA - 1.88m x 1.81m (6'2" x 5'11")**

Doors give access to the rear of the property, WC and store area.

**LIVING ROOM - 4.36m (14'4") reducing to 3.94m (12'11") x 3.68m (12'1")**

A spacious room with traditional style decoration, decorative fire surround with electric fire, radiator and twin UPVC windows.

**FIRST FLOOR**

**LANDING - 2.58m x 1.96m (8'6" x 6'5")**

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

**DINING ROOM - 3.07m x 3.32m (10'1" x 10'11")**

With traditional style décor, radiator and a UPVC window offers views over the garden and Eston Hills.

**BEDROOM ONE - 3.94m (12'11") including wardrobes x 3.66m (12')**

A spacious room with fitted wardrobe storage, radiator and UPVC window.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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## PARRINGTON PLACE, TS6 8EQ

### **BEDROOM TWO - 3.08m x 3.70m (10'1" x 12'2")**

A double room with radiator, UPVC window and an integrated storage cupboard houses the Baxi DuoTec combi boiler with filter system.

### **BEDROOM THREE - 3.07m x 1.99m (10'1" x 6'6")**

A single room with integrated storage cupboard, radiator and UPVC window with open views.

### **BATHROOM - 1.68m x 1.94m (5'6" x 6'4")**

White suite with quadrant electric shower, fully UPVC clad walls, vinyl flooring, chrome towel radiator and UPVC window.

### **EXTERNALLY**

**GARAGE** - A sectional concrete garage with up and over entrance door and further access door to the rear.

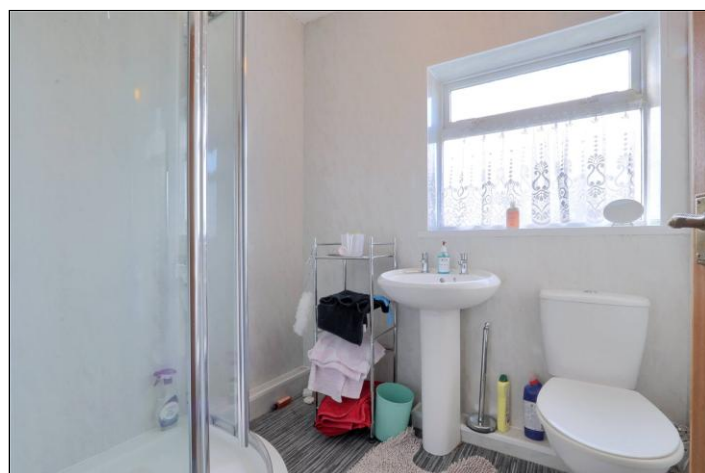
**GARDENS & PARKING** - Sitting on a fantastic corner plot with wraparound gardens mainly laid to lawn with privet hedging and border planting, a double concrete driveway with further gravelled area to the side of the garage and a driveway, offers huge scope for development.

**AGENTS REF:** - CF/LS/EST260102/16032026

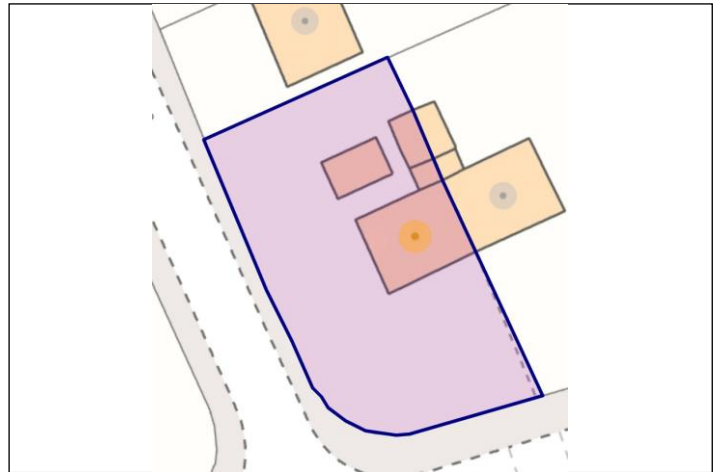
**Council Tax Band:** A      **Tenure:** Freehold

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

Tel: **01642 955180**



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