

# WESTMINSTER CLOSE, ESTON, MIDDLESBROUGH, TS6 9NR



- ▲ Immaculate Condition
- ▲ Three Bedrooms
- ▲ Extended Kitchen
- ▲ Lounge/Diner

- ▲ Stunning Bathroom
- ▲ Large Driveway
- ▲ Garage
- ▲ Private Rear Garden

**£159,950**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Offered for sale with no chain, this three bedroom bungalow is immaculately presented throughout and is ready to move straight into. Viewing is advised.

**GROUND FLOOR**

**ENTRANCE HALL**

With automated lighting.

**LOUNGE/DINER - 6.04m x 3.29m (19'10" x 10'10")**

A beautiful light and airy lounge diner with laminate flooring, modern décor, electric fireplace and decorative surround, French UPVC double doors and two radiators.

**KITCHEN - 4.61m x 2.37m (15'1" x 7'9")**

A very spacious kitchen fitted with modern units and a range of integrated appliances, including fridge/freezer, dishwasher, Zanussi oven and grill, four-ring gas hob, and Neff microwave. Plumbing for a washing machine. The room also benefits from UPVC double-glazed windows, a UPVC rear door and a radiator.

**BEDROOM ONE - 3.87m x 3.37m (12'8" x 11'1")**

A double bedroom to the front aspect with fitted wardrobes, UPVC double glazed window and radiator.

**BEDROOM TWO - 3.37m x 2.50m (11'1" x 8'2")**

Second double bedroom to the front aspect with fitted wardrobe, UPVC double glazed window and radiator.

**BEDROOM THREE - 1.99m x 2.42m (6'6" x 7'11")**

Single bedroom currently used as a home office with UPVC double glazed window and radiator.

**BATHROOM - 2.67m x 2.42m (8'9" x 7'11")**

A stunning bathroom featuring a four-piece suite including a jacuzzi bath with two rainfall shower heads and automatic mood lighting, a separate shower cubicle with a rainfall showerhead, a stylish vanity unit with a wash hand basin, and a low-level WC. UPVC double glazed window and heated towel rail.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# WESTMINSTER CLOSE, TS6 9NR

## **EXTERNALLY**

### **GARDENS, PARKING & GARAGE**

The front of the property features a large driveway providing off-street parking for multiple vehicles alongside a lawned garden with flowered borders. There is also an attached garage with hot and cold water supply, and to the rear, a very private garden with a patio area and a well-maintained lawn.

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:** - EE/LS/EST260166/10042026

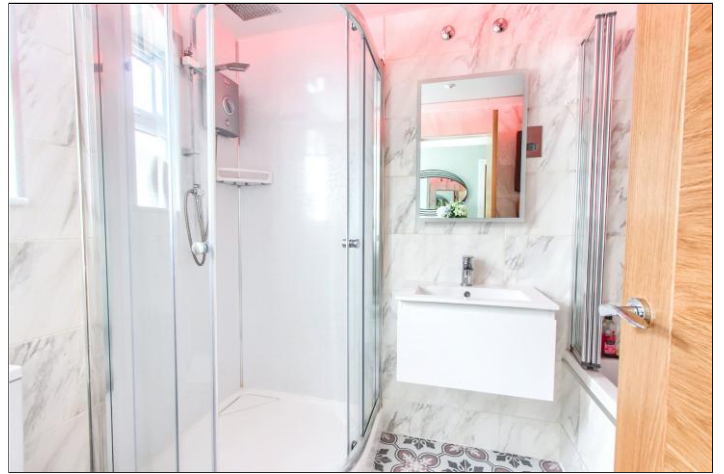
**Council Tax Band:** B      **Tenure:** Freehold

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

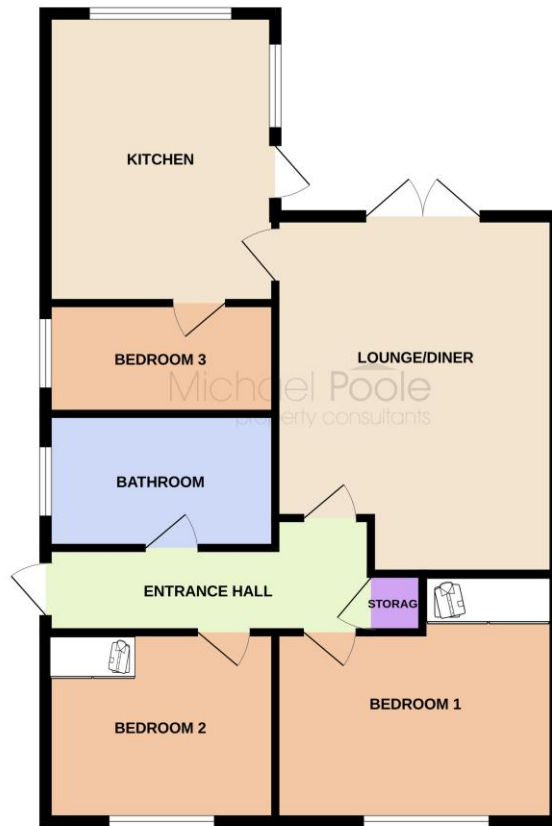
Tel: **01642 955180**



WESTMINSTER CLOSE, TS6 9NR



GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



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