

SANDMOOR CLOSE, ESTON, MIDDLESBROUGH, TS6 9EF



- ▲ Immaculate Throughout
- ▲ No Chain
- ▲ Front & Rear Gardens
- ▲ Formally A Three Bed – Potential to Change Back

- ▲ Two Large Double Bedrooms
- ▲ Open Plan Living Space
- ▲ Central Location

£116,500

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A deceptively spacious two-bedroom mid-terrace property, impeccably maintained throughout. An ideal choice for first-time buyers, offered in move in ready condition and with no onward chain.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.05m (13'3") x 5.38m (17'8") (into diner 8.84m (29'))

The property has been thoughtfully opened up over the years to create an impressive open-plan layout across the ground floor, resulting in a bright, spacious and airy living environment. The lounge features solid wood flooring, which continues throughout the ground floor, along with a UPVC double glazed bay window that allows for plenty of natural light. There is a feature fireplace with a marble-effect surround and gas fire providing a focal point to the room, while a radiator completes the space.

KITCHEN/DINER - 3.85m x 5.35m (12'8" x 17'7")

Flowing seamlessly from the living room into the kitchen, the dining area offers generous space for a table and chairs, along with access to a convenient storage cupboard housing the boiler. The kitchen is well-appointed with a range of wall, base and drawer units, complemented by contrasting worktops. Features include an integrated electric oven and gas hob, stainless steel splashback, extractor hood, and plumbing for a washing machine. A UPVC double glazed window and door provide natural light and external access, with a radiator completing the space.

FIRST FLOOR

LANDING

BEDROOM ONE - 5.30m (17'5") x 4.04m (13'3") narrowing to 2.83m (9'3")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



SANDMOOR CLOSE, TS6 9EF

BEDROOM TWO - 3.16m x 3.79m (10'4" x 12'5")

BATHROOM - 2.09m x 1.71m (6'10" x 5'7")

EXTERNALLY

To the front of the property there is a small courtyard which has been block paved. To the rear, there is a lovely low maintenance rear garden with ample space for seating and potted plants.

AGENTS REF: - EE/LS/EST260182/16042026

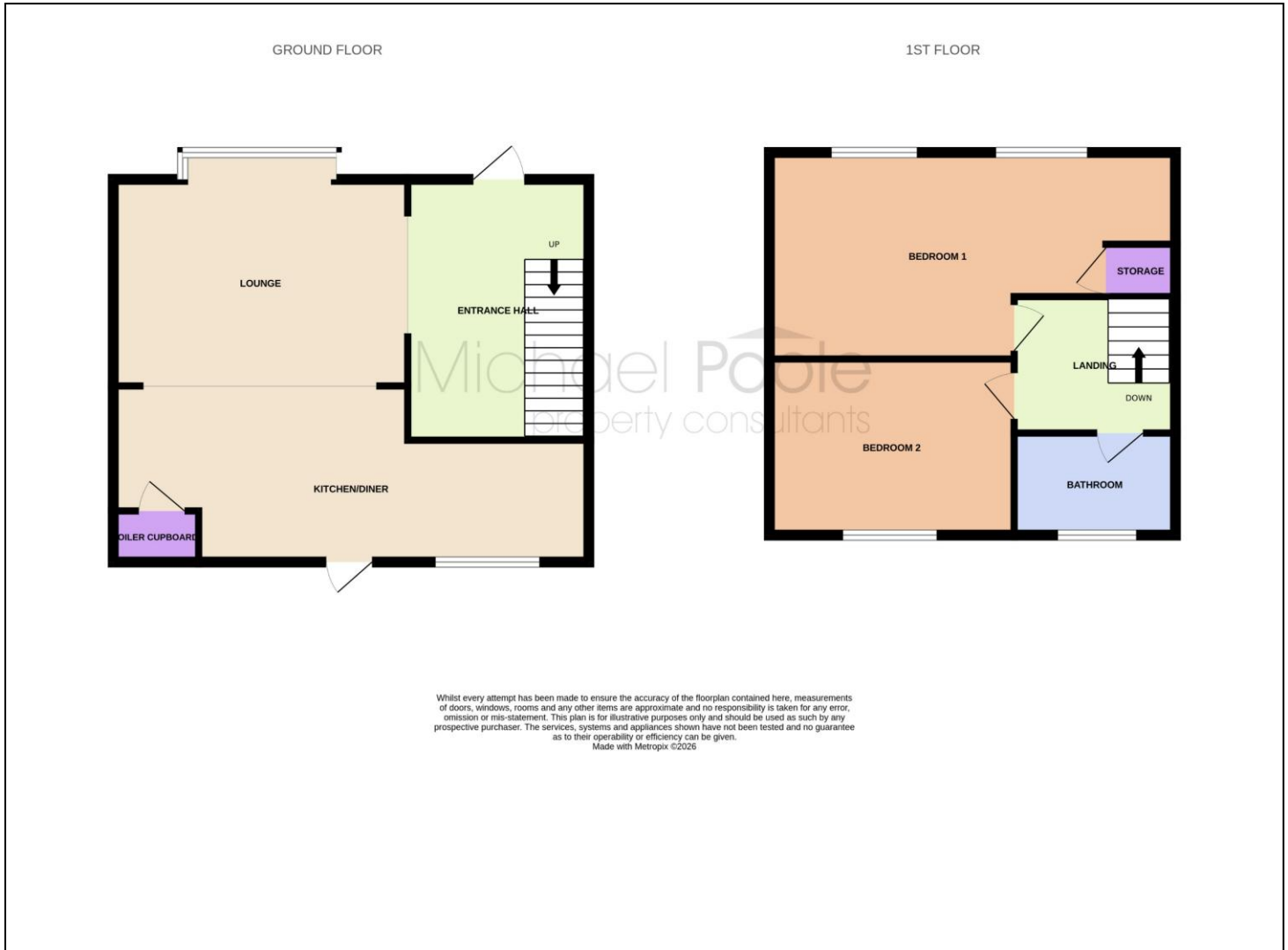
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Eston office on
Tel: 01642 955180



SANDMOOR CLOSE, TS6 9EF





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