

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

£110,000

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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")

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

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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.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - EE/LS/EST260182/16042026

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

TO VIEW: Contact our Eston office on

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