

## MARTON CRESCENT, ESTON, TS6 9HQ



- ▲ No Chain
- ▲ Three Bedrooms Plus Loft Room
- ▲ Large Southerly Facing Garden
- ▲ Conservatory

- ▲ Garage
- ▲ Off Street Parking
- ▲ Close to Amenities & Transport Link

£130,000

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A very spacious three bedroom property with a large southerly facing rear garden, spacious internal living and the added benefit of a loft room. This property is perfect for the first time buyer or a growing family.

Marton Crescent comes to the market with no chain. This spacious three bedroom property would make a perfect family home with bags of potential for further development.

The property comprises an open plan entrance into the lounge with a bay window, gas fire with decorative surround and access to the open plan kitchen/diner. The kitchen is white high gloss with a good range of wall, base and drawer units, an integrated electric oven and hob, space and plumbing for a washing machine, UPVC double glazed window and French doors leading to the rear garden. The conservatory is accessed via the kitchen adding lovely additional living space with access to the rear garden and the integral garage.

The first floor has three spacious bedroom and a large family bathroom. From the landing there is access via a fixed staircase to the loft room.

To the front of the property, there is a double driveway offering off street parking for two vehicles and access to the up and over garage door. To the rear of the property there is a large southerly facing garden which is mainly laid to lawn with a decking area.

#### **GROUND FLOOR**

#### **ENTRANCE**

**LOUNGE - 5.08m x 4.46m (16'8" x 14'8")**

**KITCHEN/DINER - 6.07m x 2.52m (19'11" x 8'3")**

**CONSERVATORY - 4.33m x 2.92m (14'2" x 9'7")**

**TO VIEW: Tel: 01642 955180**  
129 High Street, Eston, TS6 9JD

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**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.66m x 3.53m (12' x 11'7")**

**BEDROOM TWO - 3.27m x 2.72m (10'9" x 8'11")**

**BEDROOM THREE - 2.66m x 2.44m (8'9" x 8')**

**BATHROOM**

**SECOND FLOOR**

**LOFT ROOM - 5.37m x 4.19m (17'7" x 13'9")**

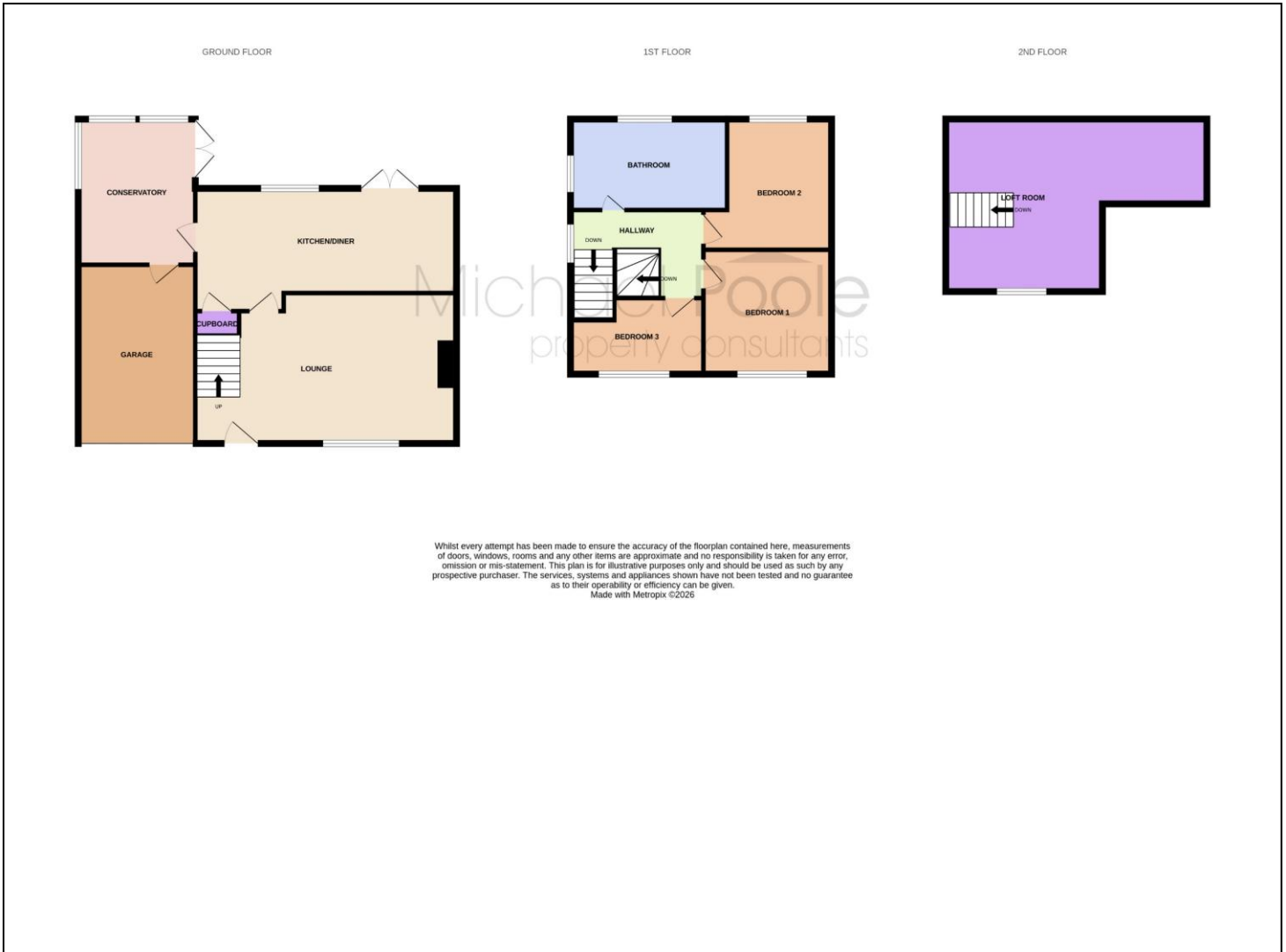
**AGENTS REF:** - EE/LS/EST260213/20052026

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

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

Tel: **01642 955180**





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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