

DURHAM ROAD, ESTON, MIDDLESBROUGH, TS6 9NA



- ▲ Semi Detached Bungalow
- ▲ Two Double Bedrooms
- ▲ Highly Popular Residential Area of Eston
- ▲ Sitting on a Generous 10th of an Acre Plot
- ▲ Garage
- ▲ Generous Well Kept Gardens
- ▲ No Chain Sale

£139,950

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Offered for sale with no chain, this spacious bungalow is located within a highly popular and sought after area of Eston. Sitting on a brilliant 10th of an acre plot with well kept gardens. The property offers huge scope for future development and is excellent for local amenities and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL - 1.70m x 2.95m (5'7" x 9'8")

With double glazed entrance door and tiled flooring. Currently used as an office space with sliding patio door to the hall/dining area.

LIVING ROOM - 4.79m (15'9") x 3.55m (11'8") increasing to 4.00m (13'1") into the bow

A spacious light and bright bow windowed room with traditional style decoration, radiator and UPVC window.

DINING ROOM/HALL - 4.27m (14') reducing to 1.70m (5'7") x 4.14m (13'7") reducing to 0.87m (2'10")

A versatile space currently used as a dining area with radiator, storage cupboard housing the Worcester combi boiler with filter system and access to the loft space.

KITCHEN - 3.78m x 2.92m (12'5" x 9'7")

A country style oak fitted kitchen with roll edge worktops, integrated Neff electric oven and five ring gas hob with glass splashback and extractor hood, integrated fridge, plumbing for washing machine, breakfast bar/seating area, part tiled, part UPVC clad walls, double glazed window and door to the driveway. Opens through to the hall/dining area.

BEDROOM ONE - 3.13m x 3.83m (10'3" x 12'7")

A spacious room with fitted wardrobes, oak laminate flooring, radiator and hardwood French doors open to the conservatory.

BEDROOM TWO - 3.46m (11'4") reducing to 0.95m (3'1") x 3.83m (12'7") reducing to 2.71m (8'11")

A double room with oak laminate flooring, radiator and double glazed window overlooks the generous rear garden.

BATHROOM - 2.33m x 1.94m (7'8" x 6'4")

A white suite with a quadrant thermostatic shower with rinser attachment, fully tiled walls, tile laminate flooring, extractor fan, chrome ladder radiator and double glazed window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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CONSERVATORY - 5.44m x 2.30m (17'10" x 7'7")

A hardwood framed conservatory with tile laminate flooring, power, lighting and door to the lovely westerly facing rear garden.

EXTERNALLY

PARKING, GARDENS & GARAGE - The front of the property benefits from a generous concrete driveway offering parking for numerous vehicles, neat lawned frontage with border planting and open views over the Eston Hills. The westerly facing rear garden is laid to lawn with mature border planting, wooden sundeck area, gated access to the driveway and brick built garage with up and over entrance door.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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: - CF/LS/EST260317/06072026

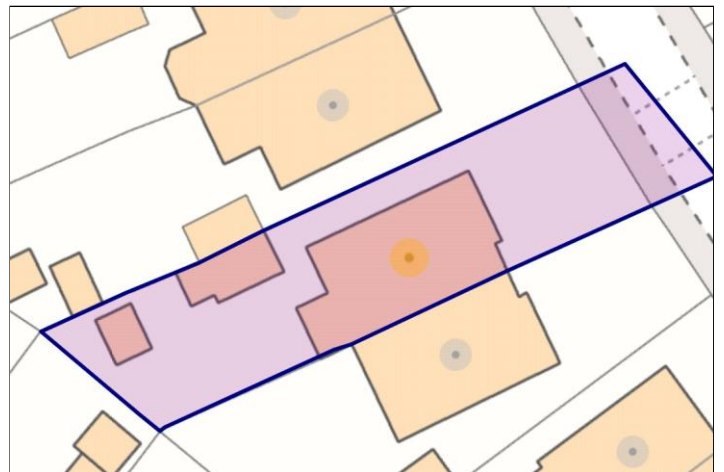
Council Tax Band: B **Tenure:** Freehold

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Tel: **01642 955180**



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GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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