

HAMILTON GROVE, NORMANBY, MIDDLESBROUGH, TS6 0AH



- ▲ Two-Bedroom Semi-Detached Home
- ▲ Spacious Lounge & Separate Fitted Kitchen
- ▲ Two Generously Sized Bedrooms
- ▲ Modern Recently Renovated Bathroom
- ▲ Off-Street Parking & Detached Garage
- ▲ Spacious Enclosed Rear Garden
- ▲ Ideal For First-Time Buyers or Young Families
- ▲ Popular Residential Location in Eston
- ▲ Close To Local Schools, Shops & Transport Links
- ▲ Ready To Move Into & No Onward Chain

£115,000

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Situated on the popular Hamilton Grove in Eston, this well-presented two-bedroom semi-detached home offers spacious accommodation, modern interiors, and excellent outdoor space, making it an ideal purchase for first-time buyers, young families, or those looking to downsize.

The ground floor comprises a bright and welcoming lounge, along with a separate fitted kitchen providing ample storage and workspace. Upstairs, the property boasts two generously sized bedrooms and a stylish, recently renovated modern bathroom finished to a high standard.

Externally, the property benefits from off-street parking, a detached garage, and a spacious rear garden, offering plenty of room for outdoor entertaining, children's play, or further landscaping.

With its sought-after location close to local amenities, schools, transport links, and easy access to Middlesbrough and the surrounding areas, this attractive home is ready to move straight into and is not to be missed.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

GROUND FLOOR

HALLWAY - 1.45m x 1.02m (4'9" x 3'4")

LIVING ROOM - 3.02m x 4.11m (9'11" x 13'6")

KITCHEN - 4.04m x 2.4m (13'3" x 7'10")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 1.9m x 0.91m (6'3" x 3')

BEDROOM ONE - 3m x 3.68m (9'10" x 12'1")

BEDROOM TWO - 2.08m x 2.82m (6'10" x 9'3")

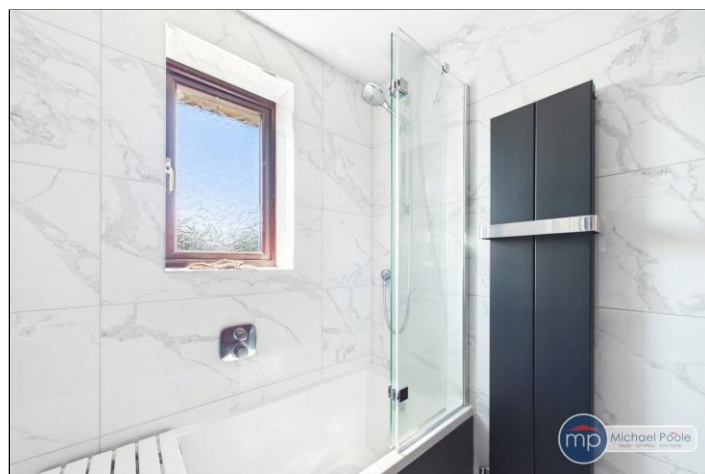
BATHROOM - 1.88m x 1.83m (6'2" x 6')

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

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

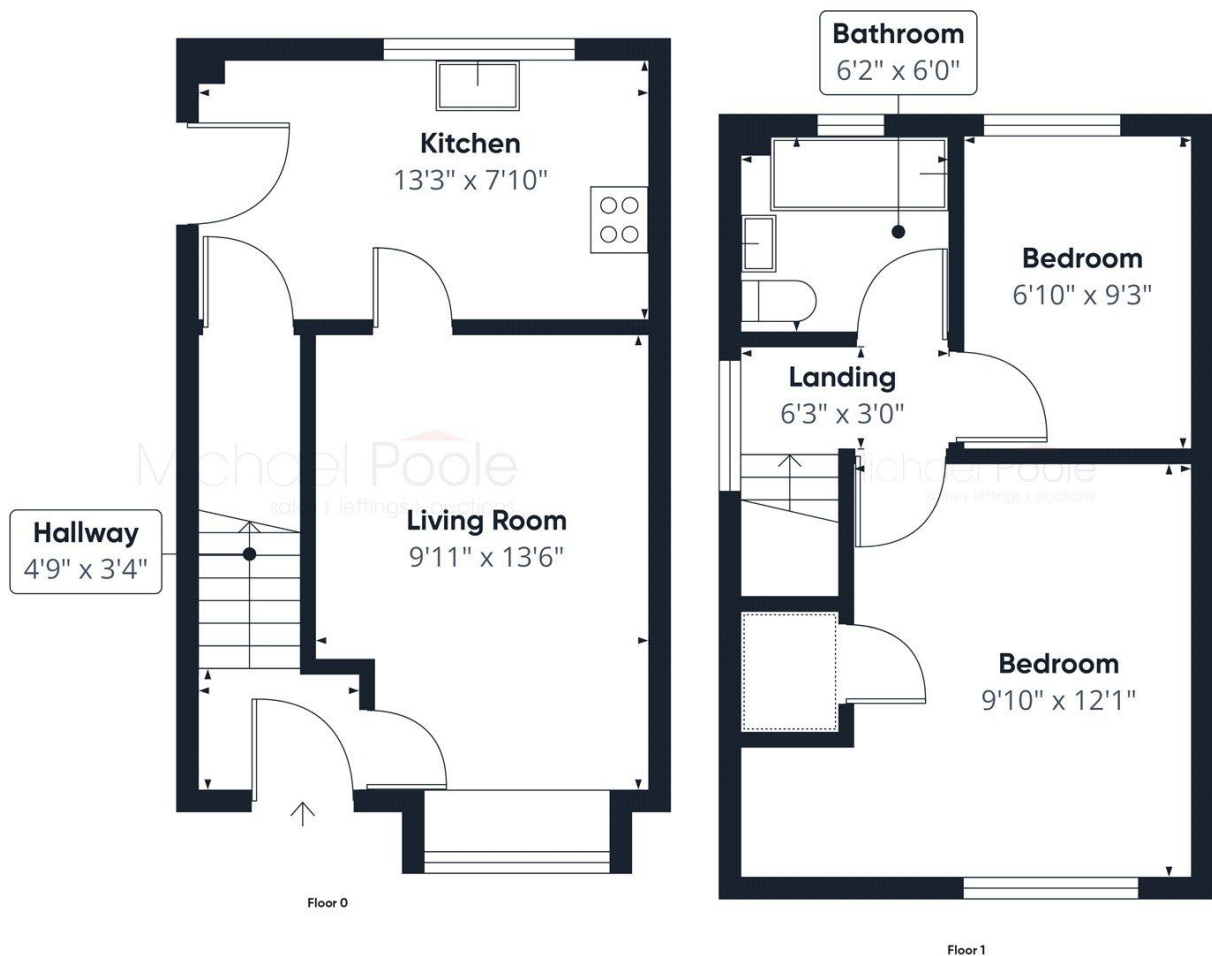
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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