

KERRY CLOSE, ESTON, MIDDLESBROUGH, TS6 9TG



- ▲ Three Bedroom Semi Detached Property
- ▲ Popular Convenient Location
- ▲ Nicely Presented Both Inside & Out

- ▲ Ground Floor WC
- ▲ Conservatory
- ▲ Generous Driveway
- ▲ Garden

£139,950

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Located within a popular development, this well-presented family home ticks plenty of boxes. Nicely positioned within easy reach of local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.75m x 4.89m (5'9" x 16'1")

Part glazed composite entrance door with decorative glass work, oak laminate flooring, radiator and panelled doors to all rooms.

LIVING ROOM - 4.19m (13'9") reducing to 2.08m (6'10") x 4.08m (13'5") reducing to 2.79m (9'2")

A spacious room with wood fire surround with electric fire, laminate flooring flows through from the hall, UPVC window and sliding patio door to the conservatory.

KITCHEN BREAKFAST ROOM - 2.28m (7'6") reducing to 2.08m (6'10") x 3.58m (11'9")

A matt grey fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and gas hob with extractor hood, part metro tiled walls, plumbing for washing machine, a cupboard houses the Baxi combi boiler, tiled flooring, radiator and UPVC window.

WC - 0.87m x 1.50m (2'10" x 4'11")

A white suite with tiled splashback, radiator and extractor fan.

CONSERVATORY - 4.20m x 2.79m (13'9" x 9'2")

Currently used as a family/dining room with wide plank oak laminate flooring, radiator, ceiling fan/light, UPVC windows and French doors open to the rear garden.

FIRST FLOOR

LANDING - 1.87m x 2.59m (6'2" x 8'6")

With panelled doors to all rooms, storage cupboard and access to the loft space.

BEDROOM ONE - 4.18m x 2.77m (13'9" x 9'1")

A nicely presented light and bright room with feature wall and grey carpet, radiator and twin UPVC windows.

BEDROOM TWO - 2.22m (7'3") reducing to 1.98m (6'6") x 3.17m (10'5")

A double room with neutral decoration, radiator and UPVC window overlooks the rear garden.

TO VIEW: Tel: 01642 955180

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BEDROOM THREE - 2.12m x 2.21m (6'11" x 7'3")

With radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.18m (7'2") reducing to 1.67m (5'6") x 1.65m (5'5") reducing to 0.82m (2'8")

A stunning white modern suite with matt black fixtures and fittings, over bath thermostatic shower with rinser attachment, extractor fan, fully UPVC clad walls and ceiling with downlighters, matt grey vanity storage unit, graphite towel radiator, illuminated mirror and UPVC window.

EXTERNALLY

GARDENS & PARKING - Laid to lawn frontage with border planting and gravelled driveway offering parking for numerous vehicles, outdoor tap and gated access to the rear garden. The rear garden is mainly laid to lawn with border planting and block paved patio area.

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.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/GBH260169/11062026

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

TO VIEW: Contact our Eston office on

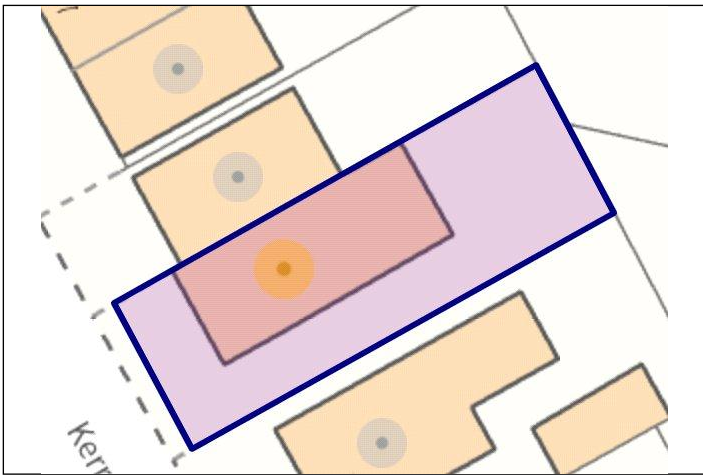
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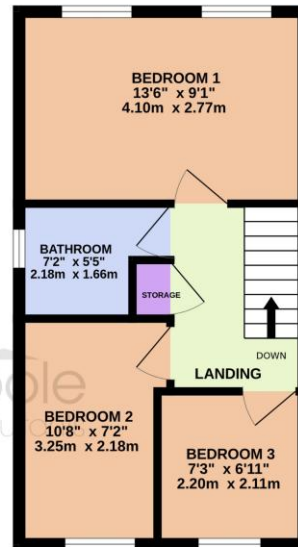
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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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