

MEADOWGATE, ESTON, MIDDLESBROUGH, TS6 9LD



- ▲ Superb Opportunity for Young Couples & Families Alike
- ▲ Situated On a Large Corner Plot
- ▲ This Three Bedroom Detached Home Is Stunning!
- ▲ Recently Fitted Stylish Kitchen with Quartz Worktop
- ▲ Ample Off Street Parking on A Block Paved Driveway & Single Garage

- ▲ Sunroom Extension to The Rear with Heating for All Year Round Use
- ▲ Quality Potterton Titanium Combi Boiler
- ▲ Boarded Loft Space
- ▲ Positioned Close for Good Schooling, Eston High Street & Access to The A66/A174

£229,950

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Situated on a large corner plot, this extended three bedroom detached home offers a superb opportunity for young couples and families alike.

Location wise, it is a short walk from Eston High Street, is within walking distance of some good schooling and is also positioned close for access to the A66 and A174.

Notable features include a recently fitted stylish kitchen with Quartz worktop, sunroom extension to the rear with heating for all year round use, corner plot garden, scope to extend, stylish shower room with a walk in shower, single garage, ample off street parking on a block paved driveway, well established rear garden with two sheds, decking and lawn, quality Potterton Titanium combi boiler and boarded loft space.

GROUND FLOOR

ENTRANCE PORCH - With composite entrance door.

LOUNGE/DINER - With gas fire and doorway giving access to the staircase to the first floor.

KITCHEN - With light grey shaker design wall, drawer, and floor units, Quartz worktop, space for a large freestanding cooker, space for fridge freezer and space for washing machine, sink unit and splashback tiles.

CONSERVATORY - With UPVC doors to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE - with fitted wardrobes and spotlights.

BEDROOM TWO - With fitted wardrobes and spotlights.

BEDROOM THREE - with fitted wardrobes and spotlights.

BATHROOM - Comprising close coupled WC with hidden cistern, vanity wash hand basin, walk-in shower with mixer shower, extractor fan and chrome towel radiator.

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EXTERNALLY

GARDENS, PARKING & GARAGE - Externally the property sits on a corner plot offering a large side garden laid to lawn with shrubbery. To the front there is off street parking for multiple cars leading to the integrated garage and to the rear there is a fence enclosed garden with two decking areas, two sheds, lawn and small patio walkway.

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: - TM/LS/NUN210779/19082026

Council Tax Band: C **Tenure:** Freehold

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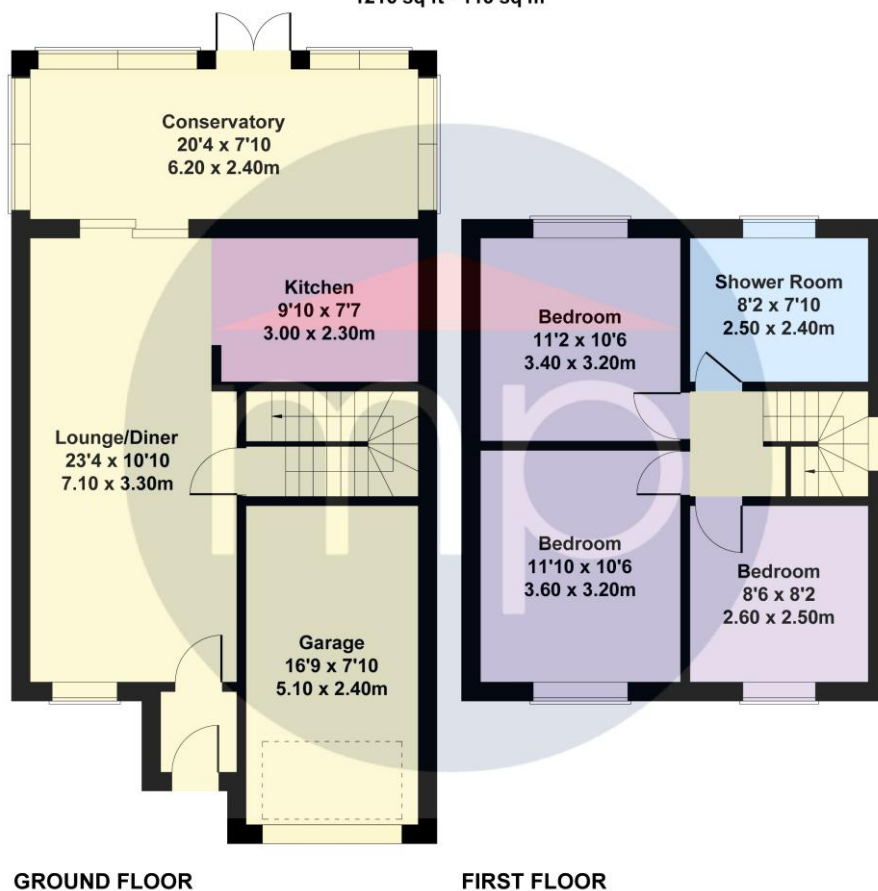


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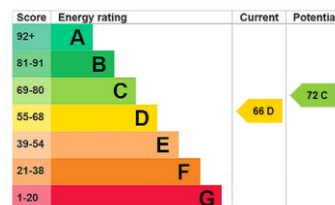
99 Meadowgate

Approximate Gross Internal Area
1216 sq ft - 113 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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