

CHURCH LANE, ESTON, MIDDLESBROUGH, TS6 9DU



- ▲ Semi Detached Bungalow
- ▲ Three Bedrooms
- ▲ Fantastic Spacious Corner Plot
- ▲ Grey High Gloss Kitchen Diner

- ▲ Excellent Southerly Facing Wraparound Gardens
- ▲ Large Driveway
- ▲ No Chain Sale

£200,000

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Offered for sale with no chain, this spacious bungalow ticks plenty of boxes. Sitting on a fantastic, elevated corner plot with well-maintained southerly facing wraparound gardens and internally featuring a modern style high gloss fitted kitchen and a roomy 16ft plus living room. Excellent for transport links, schooling and local amenities. Early viewing is advised.

GROUND FLOOR

HALL - 3.12m (10'3") reducing to 1.80m (5'11") x 5.82m (19'1") reducing to 1.18m (3'10")

Fully glazed hardwood entrance door, crisp white walls, grey carpet, radiator, storage cupboard housing the Baxi combi boiler with filter system and access to the large part boarded loft space.

LIVING ROOM - 3.65m x 5.17m (12' x 17')

A brilliant size room with neutral decoration including grey carpet, modern style marble fireplace with living flame gas fire, radiator and UPVC window.

KITCHEN DINER - 3.65m x 4.00m (12' x 13'1")

A modern grey high gloss fitted kitchen with stainless steel handles and soft closing doors, square edge worktops and upstands, integrated electric oven and hob with glass splashback and stainless steel extractor hood, plumbing for washing machine, integrated shelved storage cupboard, grey oak vinyl flooring, UPVC window and part glazed hardwood door to the rear garden.

BEDROOM ONE - 3.44m x 3.75m (11'3" x 12'4")

A light and bright room with neutral decoration, radiator and twin UPVC windows.

BEDROOM TWO - 3.04m x 3.01m (10' x 9'11")

A double room with radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.18m x 3.01m (7'2" x 9'11")

A single room with radiator and UPVC window overlooking the rear garden.

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129 High Street, Eston, TS6 9JD

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BATHROOM - 2.10m x 1.91m (6'11" x 6'3")

White suite with electric shower unit, extractor fan, fully UPVC clad walls, non-slip vinyl flooring, chrome ladder radiator and UPVC window.

EXTERNALLY

GARDENS & PARKING

Sitting on an enviable corner plot with well-maintained wraparound gardens. The side of the property benefits from a large concrete driveway with parking for numerous vehicles and gated access to the rear garden. The southerly facing rear garden is laid to lawn with border planting, paved patio, gravelled area with greenhouse, outdoor tap, dwarf walling and offers excellent views over the Eston Hills.

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/RED240488/24072025

Council Tax Band: B

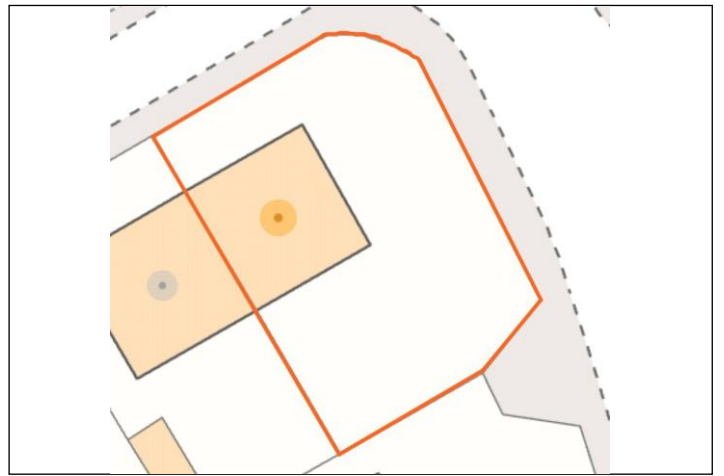
Tenure: Freehold

TO VIEW: Contact our Eston office on

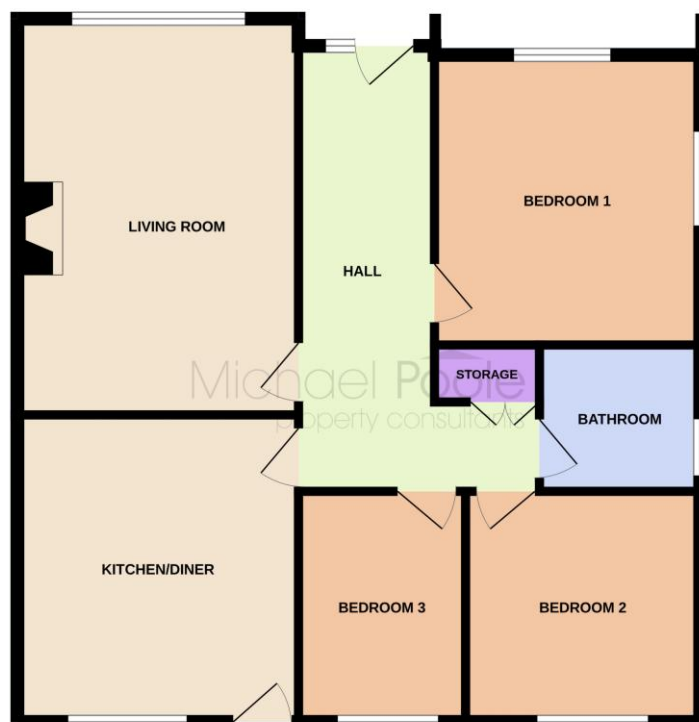
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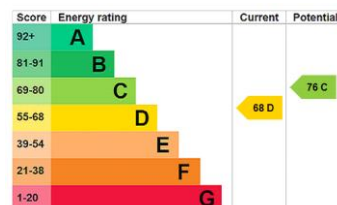


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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