

OLDGATE, ESTON, MIDDLESBROUGH, TS6 9LP



- ▲ Three Bedroom Detached Property
- ▲ Generous Corner Plot
- ▲ Fantastic Location
- ▲ Immaculately Presented Throughout
- ▲ Lovely Shaker Style Kitchen Breakfast Room
- ▲ Ground Floor WC
- ▲ Garage
- ▲ South Westerly Facing Rear Garden

Offers Over £219,950

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Sitting on a fantastic corner plot, this stunning detached home is move in ready. Located within a popular and sought after area of Eston with open views over the Eston Hills. The property has been subject to upgrading and improvements throughout including a fantastic kitchen breakfast room with French doors to the full width paved patio area. Early viewing is essential to avoid disappointment.

GROUND FLOOR

HALL - 1.89m x 2.77m (6'2" x 9'1")

Modern style part glazed composite entrance door with twin side lights, radiator, neutral decoration, integrated storage cupboard, staircase to the first floor and doors to the living room and WC.

WC - 1.31m (4'4") reducing to 0.87m (2'10") x 1.77m (5'10") reducing to 0.97m (3'2")

Modern white suite with high gloss vanity storage unit, tiled splashback, extractor fan, radiator and contrasting vinyl flooring.

LIVING ROOM - 3.47m (11'5") reducing to 3.06m (10') x 4.68m (15'4") reducing to 1.64m (5'5")

With tasteful decoration and neutral carpet, decorative wood fire surround with electric fire, radiator, UPVC window and door to the dining room.

DINING ROOM - 3.06m x 2.76m (10' x 9'1")

With neutral decoration including carpet, radiator, UPVC window overlooks the rear garden and door to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 4.98m (16'4") reducing to 2.33m (7'8") x 3.28m (10'9") reducing to 2.78m (9'1")

A fantastic light and bright room with a shaker style fitted kitchen with soft closing doors and contrasting square edge worktops and upstands. Integrated Hotpoint electric oven and hob with glass splashback and stainless steel extractor hood, plumbing for washing machine, breakfast bar area, stainless steel sockets and switches, vinyl flooring, integrated walk-in storage cupboard, UPVC window and French doors open onto the rear patio.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 1.97m x 2.99m (6'6" x 9'10")

With panelled doors to all rooms including a shelved storage cupboard housing the Baxi combi boiler.

BEDROOM ONE - 3.53m (11'7") reducing to 3.07m (10'1") x 4.00m (13'1")

With neutral decoration including carpet, integrated wardrobe storage, radiator and UPVC window.

BEDROOM TWO - 3.53m (11'7") reducing to 3.03m (9'11") x 2.86m (9'5")

A light and bright room with integrated storage, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.37m (7'9") reducing to 1.45m (4'9") x 2.79m (9'2") reducing to 2.04m (6'8")

A nicely presented single room with neutral carpet, integrated storage cupboard, radiator and UPVC window.

BATHROOM - 2.37m x 1.65m (7'9" x 5'5")

A white modern suite with over bath thermostatic shower, fully UPVC clad walls and ceiling with chrome downlighters, contrasting vinyl flooring, chrome ladder radiator and UPVC window.

EXTERNALLY

GARAGE - 2.55m x 5.60m (8'4" x 18'4")

A larger than average garage with up and over door, power, lighting and shelved storage.

PARKING & GARDENS - The front of the property benefits from a block paved driveway with raised kerbstones and gravelled borders, gated access to the rear garden and open views over the Eston Hills. The south westerly facing rear garden benefits from a full width block paved patio area complete with wind out sun awning, outdoor tap and steps down to the lawn area with border planting with slate chippings, a brilliant space for entertaining friends and family.

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/RED240985/18072025

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

TO VIEW: Contact our Eston office on

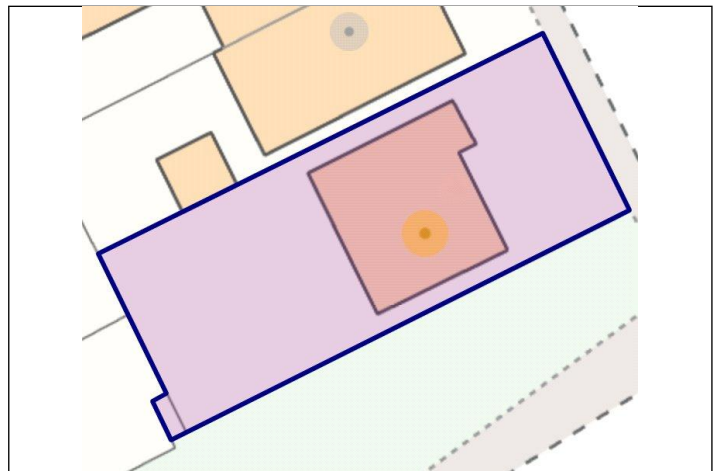
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