

# FERN COTTAGE, 1 WOODGARTH, ESTON, MIDDLESBROUGH, TS6 0QT



- ▲ Terraced Property
- ▲ Two Double Bedrooms
- ▲ Popular Convenient & Quiet Location
- ▲ Characterful Spacious Property Over Three Floors

- ▲ Country Style Oak Kitchen Diner
- ▲ Allocated Parking
- ▲ Low Maintenance Garden
- ▲ No Chain Sale

**£115,000**

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This lovely characterful property is offered for sale with no chain and is laid out over three floors with generous proportions throughout. Brilliant for local amenities, schooling, transport links and with views over the Eston Hills. Viewing is advised to fully appreciate this lovely property.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH - 2.87m x 1.15m (9'5" x 3'9")**

A wood frame entrance porch with fuse box, tiled flooring and UPVC fully glazed door to the living room.

##### **LIVING ROOM - 3.35m x 4.20m (11' x 13'9")**

A generous room with feature brick fireplace complete with wood burning stove and wooden mantel, characterful beamed ceiling and opening through to the kitchen diner.

##### **KITCHEN DINER - 3.75m (12'4") reducing to 2.01m (6'7") x 4.33m (14'2") reducing to 2.55m (8'4")**

A country style oak fronted kitchen with contrasting roll edge worktops and stainless steel sink unit, space for freestanding gas cooker, stainless steel extractor hood, plumbing for washing machine, vinyl flooring and part glazed door to the enclosed yard space. Steps up to the dining area with oak laminate flooring, radiator and spiral staircase to the first floor.

**TO VIEW: Tel: 01642 955180**

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#### **FIRST FLOOR**

##### **LANDING - 1.19m (3'11") reducing to 0.83m (2'9") x 2.16m (7'1")**

With panelled door to bedroom one, bathroom and staircase to the second floor bedroom.

##### **BEDROOM ONE - 3.38m x 3.16m (11'1" x 10'4")**

An excellent size room with masses of storage with fitted wardrobes and integrated storage cupboard, radiator and UPVC window.

##### **BATHROOM - 1.53m x 1.79m (5' x 5'10")**

White modern suite with quadrant thermostatic shower with extractor fan, fully UPVC clad walls, high gloss vanity storage unit, chrome ladder radiator and vinyl flooring.

#### **SECOND FLOOR**

##### **BEDROOM TWO - 3.37m (11'1") reducing to 1.58m (5'2") x 4.12m (13'6")**

Currently used as a home office space with neutral carpet, twin UPVC windows, radiator, cupboard housing the Baxi combi boiler and door to the dressing room.

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### **DRESSING ROOM - 1.99m x 2.61m (6'6" x 8'7")**

A versatile space with radiator and UPVC window.

### **EXTERNALLY**

#### **PARKING & GARDENS**

The front of this characterful home benefits from allocated parking space, low maintenance garden with artificial laid lawn with border planting and storage shed. To the rear there is a small, enclosed yard space. Please note this property does not include a garage.

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/RED241168/14112024

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

**TO VIEW:** Contact our Eston office on

Tel: **01642 955180**



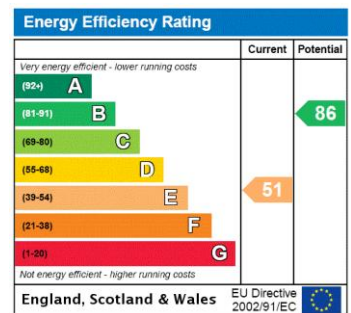
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