

GREEN BANK, 42 HIGH STREET, ESTON, MIDDLESBROUGH, TS6 0QU



- ▲ No Forward Chain
- ▲ End of Terrace Property with Four/ Five Bedrooms
- ▲ En-Suite
- ▲ Stunning Character Packed Victorian Property Which Exudes Quality & Craftmanship

- ▲ Brilliant Family Home Spanning Approximately 2,600 Sq. Ft
- ▲ Spacious Living Inside & Out
- ▲ Summerhouse
- ▲ Substantial Southerly Facing Garden

Offers Over £375,000

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*** No Forward Chain *** Simply bring your furniture to this restored Victorian home. Spanning approximately 2,600 sq. ft over three floors, the property exudes quality and craftsmanship throughout. Period details have been thoughtfully preserved and restore. Fantastic spacious rooms throughout including a stunning 30ft plus kitchen/family/dining room with bi-folding doors to the southerly facing rear garden. Serious early viewing is advised to fully appreciate this unique property.

GROUND FLOOR

ENTRANCE HALL - 1.78m x 1.59m (5'10" x 5'3")

Original hardwood entrance door, stunning original Victorian tiled floor and part glazed door to the hall.

HALL - 2.26m (7'5") reducing to 1.76m (5'9") x 7.76m (25'6") reducing to 2.55m (8'4")

Original tiled flooring flows through from the entrance hall, original panelled doors to all rooms, lovely period details, under stairs storage cupboard and staircase to the first floor.

DINING ROOM - 4.90m (16'1") reducing to 4.42m (14'6") x 4.22m (13'10") increasing to 5.48m (18') into the bay

A generous bay windowed room with neutral decoration, cast iron fireplace with tiled inserts and slate hearth, original features, radiator, UPVC sash windows and double doors to the living room.

LIVING ROOM - 4.90m x 4.90m (16'1" x 16'1")

A stunning light and bright room packed with original features, cast iron fireplace with tiled inserts and slate hearth, lush grey carpet, UPVC windows and French doors open to the vast rear garden.

KITCHEN/DINING/FAMILY ROOM - 3.60m x 9.18m (11'10" x 30'1")

A showstopper of a room offering versatile living space with rustic brick feature wall with wood burning stove, Herringbone oak flooring and UPVC French doors to the rear garden patio area. A high quality 1909 shaker fitted kitchen with hardwood worktops and upstands, integrated twin 'Slide n Hide' Neff electric ovens, island unit incorporating a five ring gas hob, integrated washing machine and dishwasher. Victorian style tiled flooring, downlighters and feature lighting, twin UPVC sash windows and graphite bi-folding doors open to the rear garden.

FIRST FLOOR

LANDING - 1.89m (6'2") reducing to 1.41m (4'8") x 8.05m (26'5") reducing to 1.41m (4'8")

A vast restore space with lovely period details, original panelled doors to all rooms, neutral carpet, radiator and staircase to the second floor.

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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BEDROOM ONE - 4.53m (14'10") x 4.39m (14'5") increasing to 5.54m (18'2") into the bay

A stunning bay windowed room with feature wall and wood burning stove, radiator and UPVC windows.

BEDROOM TWO - 5.03m x 4.99m (16'6" x 16'4")

With traditional style decoration and features, radiator and UPVC window sash windows.

BEDROOM THREE - 3.57m (11'9") x 2.77m (9'1") increasing to 3.62m (11'11") into the bay

A light and bright bay windowed room with original features, feature wall, radiator and UPVC sash windows with views over the rear garden and Eston Hills. Door to the en-suite.

EN-SUITE - 2.47m x 1.80m (8'1" x 5'11")

A fantastic modern white suite with thermostatic shower, extractor fan, part tiled walls, Victorian style towel radiator, downlighters and UPVC sash window.

BATHROOM - 2.52m x 2.81m (8'3" x 9'3")

A stunning room with period style fixings, generous bath with shower attachment, separate thermostatic shower with rinser attachment, oak Amtico style flooring, Victorian style radiator and UPVC sash window.

WC - 1.48m x 1.23m (4'10" x 4')

A white modern suite with part tiled walls, oak Amtico style flooring and UPVC sash window.

SECOND FLOOR

LANDING AREA - 1.88m x 2.73m (6'2" x 8'11")

A light and airy space with vaulted ceiling, Velux style roof window, radiator, doors to the WC and bedroom five/family space.

WC - 1.88m x 2.18m (6'2" x 7'2")

A white modern suite with sanded original floorboards, chrome towel radiator, tiled splashback, spotlight lighting and Velux style roof window.

BEDROOM FIVE/FAMILY ROOM - 4.96m x 8.24m (16'3" x 27')

A vast versatile space with vaulted ceiling offering numerous uses, exposed feature brickwork and beams, radiators, showered with natural light from the twin Velux roof windows and further UPVC windows. Open to ...

BAR AREA - 2.07m x 2.87m (6'9" x 9'5")

A fantastic bar area with shelved storage and part wood clad walls, spotlight lighting and Velux style roof window.

EXTERNALLY

WC/BOILER ROOM - 1.37m x 2.19m (4'6" x 7'2")

Conveniently located in the rear garden housing the Worcester Greenstar boiler and Megaflo system, shelved storage and WC with UPVC window.

SUMMERHOUSE - 2.79m x 4.60m (9'2" x 15'1")

A nicely positioned summerhouse, excellent for entertaining with power, lighting, oak Amtico style flooring and bespoke seating area, heating and UPVC window.

GARDENS - The front of the property benefits from an elevated position with neat laid lawn with privet hedging and gated access to the rear garden. The fantastic southerly facing rear garden offers space for the largest of families and includes a substantial Indian stone paved patio area, easy access to the kitchen and living areas via French doors and bi-folding doors, steps up to a further seating area including a brick barbeque and summerhouse, laid to lawn with border planting including fruit trees and privet hedging and there is double gated access to the rear of the property. A true family size garden.

PARKING - On street parking at front and secure off street private parking through double gates to the rear of property.

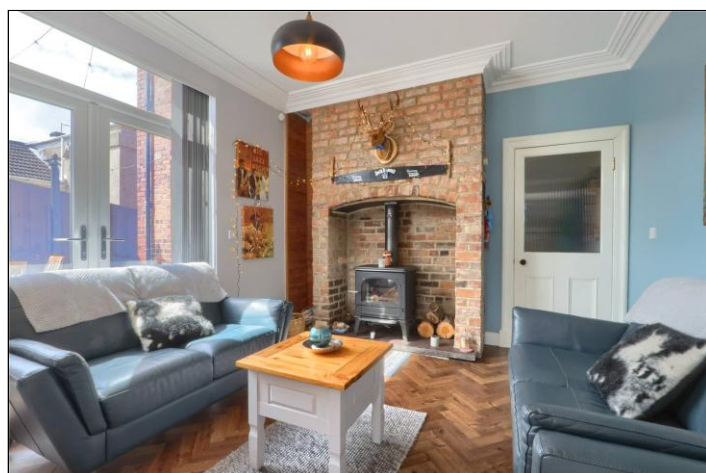
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

Council Tax Band: D **Tenure:** Freehold

AGENTS REF: - CF/LS/RED250293/11092025

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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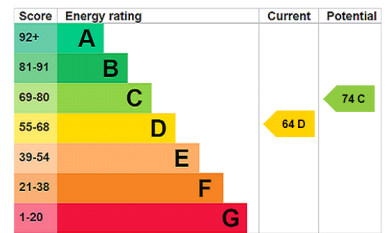


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