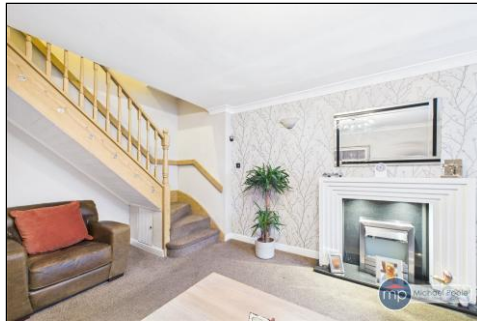


# CLEVELAND STREET, ESTON, MIDDLESBROUGH, TS6 9JR



- ▲ Two bedroom terraced house
- ▲ Well-presented and proportioned throughout
- ▲ Good sized lounge
- ▲ Modern fitted kitchen

- ▲ Contemporary upstairs bathroom
- ▲ Two generously sized bedrooms
- ▲ Gardens to front and rear
- ▲ Off-street parking/driveway
- ▲ Popular residential location in Eston

**Offers Over £110,000**

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This well-presented and proportioned two-bedroom terraced property is located on the popular Cleveland Street in Eston and would make an ideal home for first-time buyers, couples or small families.

The accommodation briefly comprises a good-sized lounge providing a bright and comfortable living space, alongside a modern fitted kitchen offering ample storage and worktop space. To the first floor are two generously sized bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from gardens to both the front and rear, with the added advantage of off-street parking provided by a private driveway.

Early viewing is recommended to fully appreciate the space and presentation on offer.

**GROUND FLOOR**

**ENTRANCE HALL - 1.02m x 0.91m (3'4" x 3')**

**LIVING ROOM - 3.94m x 5.49m (12'11" x 18')**

**KITCHEN - 3.94m x 2.6m (12'11" x 8'6")**

**FIRST FLOOR**

**LANDING - 1.35m x 2.6m (4'5" x 8'6")**

**BEDROOM ONE - 3.96m x 2.82m (13' x 9'3")**

**BEDROOM TWO - 3.9m x 2.6m (12'10" x 8'6")**

**BATHROOM - 2.46m x 1.57m (8'1" x 5'2")**

**APPROXIMATE TOTAL FLOOR AREA: - 660 sq. ft**

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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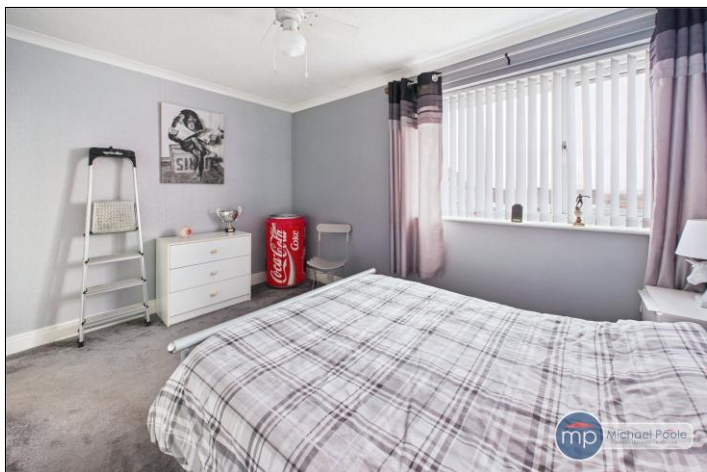
Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - JS/LS/RED250466/16122025

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

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

Tel: **01642 955180**



CLEVELAND STREET, TS6 9JR





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Eston Office on Tel: **01642 955180**  
129 High Street, Eston, TS6 9JD