

CLIVE ROAD, ESTON, MIDDLESBROUGH, TS6 0RS



- ▲ Three Bedroom End Terrace Property
- ▲ Spacious Family Home
- ▲ Popular Residential Area
- ▲ Extended Kitchen

- ▲ Off Street Parking
- ▲ Westerly Facing Rear Garden
- ▲ No Chain Sale

£130,000

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Offered for sale with no chain, this spacious family home is located within a popular residential area, nicely positioned within easy reach of Normanby High Street, schooling and transport links.

GROUND FLOOR

HALL - 1.19m x 1.00m (3'11" x 3'3")

Part glazed UPVC entrance door, radiator, staircase to the first floor and door to the living room.

LIVING ROOM - 4.04m (13'3") reducing to 3.66m (12') x 3.78m (12'5") increasing to 4.51m (14'10") into the bay

A generous bay windowed room with feature wall, radiator and opening through to the dining room.

DINING ROOM - 3.55m x 3.18m (11'8" x 10'5")

With neutral decoration, hardwood flooring, radiator, twin UPVC windows and doors to the kitchen and shower room.

SHOWER ROOM - 1.27m x 3.18m (4'2" x 10'5")

A white suite with thermostatic shower with extractor fan, part UPVC clad walls, contrasting vinyl flooring, radiator and UPVC window.

KITCHEN - 2.24m x 4.65m (7'4" x 15'3")

A high gloss fitted kitchen with contrasting roll edge worktops, integrated electric oven and gas hob with stainless steel extractor hood, part tiled walls, plumbing for washing machine, wall mounted Potterton combi boiler, radiator, twin UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

LANDING - 4.99m x 0.84m (16'4" x 2'9")

With panelled doors to all rooms and UPVC window.

BEDROOM ONE - 3.59m (11'9") x 3.79m (12'5") increasing to 4.50m (14'9") into the bay

A well-presented bay windowed room with feature wall and neutral carpet, integrated storage, radiator and UPVC window.

BEDROOM TWO - 3.20m x 2.25m (10'6" x 7'5")

With neutral decoration, hardwood flooring, radiator and UPVC window.

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129 High Street, Eston, TS6 9JD

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BEDROOM THREE - 2.14m (7') reducing to 1.57m (5'2") x 3.79m (12'5") reducing to 0.79m (2'7")

A single room with radiator and UPVC window.

BATHROOM - 1.67m x 2.25m (5'6" x 7'5")

White suite with part mosaic tiled walls, extractor fan, vinyl flooring, radiator and UPVC window.

EXTERNALLY

PARKING & GARDEN

The front of the property benefits from off street parking with gated access to the rear garden. The westerly facing rear garden is paved with separate lawn area with water feature, storage shed and gated access to the driveway.

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/RED250753/21102025

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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