

WINSTON DRIVE, ESTON, MIDDLESBROUGH, TS6 9LX



- ▲ No Chain
- ▲ Two Bedrooms
- ▲ Potential to Change Back to A Three Bedroom
- ▲ Off Street Parking
- ▲ Garage
- ▲ Low Maintenance Rear Garden
- ▲ Conservatory
- ▲ Close to Amenities & Transport Links

£130,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this nicely presented well-loved family home ticks plenty of boxes and benefits from a spacious lounge diner and a low maintenance rear garden.

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER - 6.14m (20'2") x narrowing to 2.96m (9'9") x 7.45m (24'5") narrowing to 4.90m (16'1")

KITCHEN - 2.65m x 3.19m (8'8" x 10'6")

BEDROOM TWO - 3.38m x 3.58m (11'1" x 11'9")

SHOWER ROOM - 1.56m x 2.09m (5'1" x 6'10")

CONSERVATORY - 3.58m x 2.68m (11'9" x 8'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.94m x 3.35m (12'11" x 11')

EXTERNALLY

GARDENS & GARAGE - The front of the property features block paving providing convenient off-street parking along with a walled garden enhanced by well-established shrubs and bushes. To the rear, the tiered garden has also been block paved for low maintenance while still offering an attractive and inviting space for outdoor living and relaxation.

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - EE/LS/RED260321/28042026

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

TO VIEW: Contact our Eston office on

Tel: 01642 955180

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



WINSTON DRIVE, TS6 9LX





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2019

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