

BIRCHINGTON AVENUE, ESTON, MIDDLESBROUGH, TS6 7LU



- ▲ Semi Detached Property
- ▲ Two Double Bedrooms
- ▲ Popular Location
- ▲ Brilliant for First Time Buyer or Buy to Let
- ▲ 18ft Lounge Diner
- ▲ Neutral Décor Throughout
- ▲ Low Maintenance Rear Garden
- ▲ No Chain Sale

£85,000

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Offered for sale with no chain, this well-presented semi-detached home is excellent for a first time buyer or as a buy to let and is conveniently located within easy reach of local amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

HALL - 1.78m (5'10") reducing to 0.88m (2'11") x 2.77m (9'1")

Part glazed composite entrance door, staircase to the first floor, wide plank grey oak laminate flooring, under stairs storage cupboard housing the Baxi combi boiler with filter system and doors to the lounge diner and kitchen.

LOUNGE DINER - 3.60m (11'10") reducing to 2.78m (9'1") x 5.61m (18'5") reducing to 2.74m (9')

A spacious dual aspect room with feature wall and wall mounted electric fire, radiator and twin UPVC windows.

KITCHEN - 2.31m x 2.72m (7'7" x 8'11")

A shaker style fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and hob with extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled walls, wide plank oak laminate flooring flows through from the hall, UPVC window and part glazed door to the utility.

UTILITY - 1.82m (6') reducing to 1.63m (5'4") x 3.49m (11'5") reducing to 2.41m (7'11")

Fully UPVC clad walls and ceiling, grey oak laminate flooring, UPVC window and door to the rear garden.

FIRST FLOOR

LANDING - 2.12m x 1.08m (6'11" x 3'7")

With panelled doors to all rooms, UPVC window and access to the loft space.

BEDROOM ONE - 4.62m x 2.64m (15'2" x 8'8")

A light and bright spacious room with neutral décor, full width fitted wardrobe storage and further integrated cupboard storage, radiator and twin UPVC windows.

BEDROOM TWO - 3.31m (10'10") reducing to 2.77m (9'1") x 2.87m (9'5") reducing to 1.08m (3'7")

A double room with radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.73m x 1.64m (8'11" x 5'5")

A white modern suite with thermostatic shower with rinses attachment, extractor fan, high gloss vanity storage unit, modern style graphite radiator, UPVC clad ceiling with downlighters and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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EXTERNALLY

The front of the property benefits from a gated shared driveway with separate gravelled frontage. To the rear there is a low maintenance resin finished garden area.

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.

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/RED260418/04062026

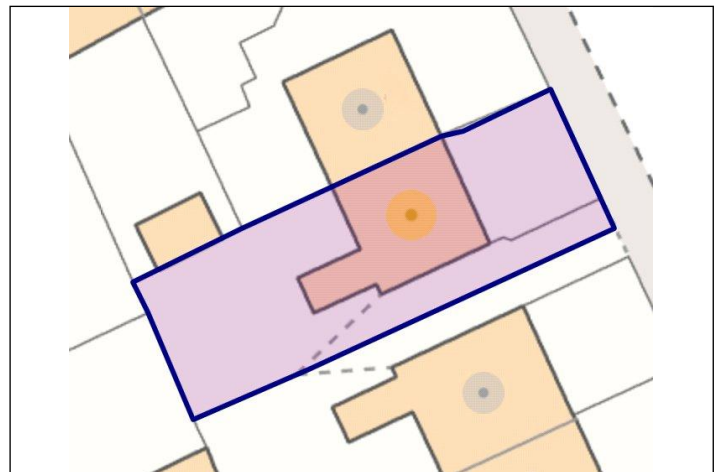
Council Tax Band: A **Tenure:** Freehold

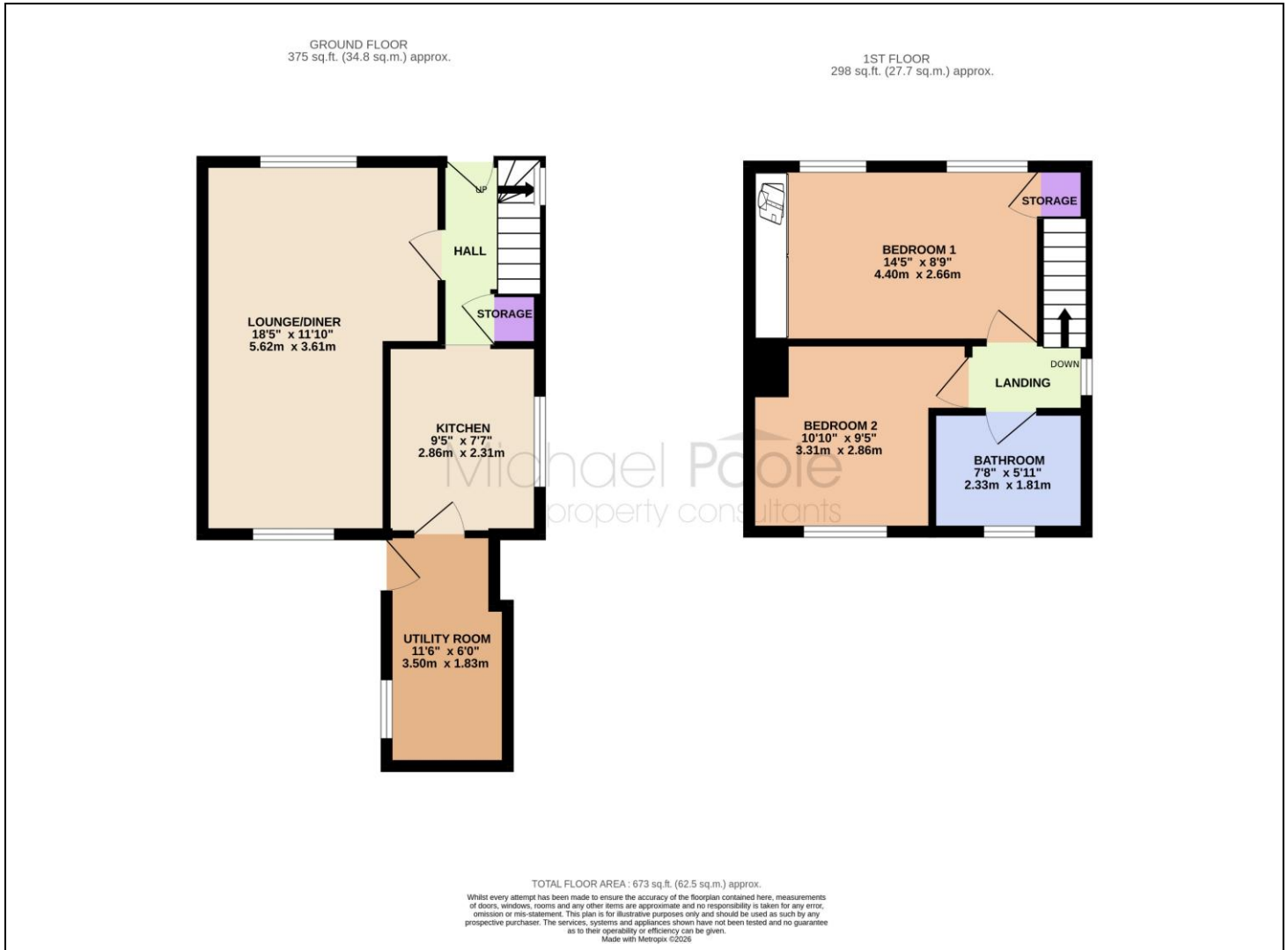
TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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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.



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