

## CHURCH LANE, ESTON, MIDDLESBROUGH, TS6 9RB



- ▲ Three Bedroom Semi Detached House
- ▲ Popular Convenient Location
- ▲ Spacious Family Home

- ▲ 21ft Living Room
- ▲ Garage
- ▲ Garden

£110,000

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Located in a popular convenient location, this spacious semi-detached home is ideal for a first time buyer or as a buy to let and is excellent for local amenities, transport links and schooling. Early viewing is advised.

### **GROUND FLOOR**

#### **ENTRANCE PORCH - 2m x 1.57m (6'7" x 5'2")**

With sliding double glazed patio door, UPVC window and further glazed hardwood door to the hall.

#### **HALL - 1.83m x 3.4m (6' x 11'2")**

With staircase to the first floor, radiator, and door to the lounge diner.

#### **LOUNGE DINER - 5.2m (17'1") reducing to 2.44m (8') x 6.63m (21'9") reducing to 2.6m (8'6")**

A brilliant L' shaped room with traditional style decoration, wall mounted gas fire in the lounge area, radiator, UPVC window, large sliding patio door opening onto the rear garden and further door to the kitchen.

#### **KITCHEN - 2.62m x 3.07m (8'7" x 10'1")**

Fitted kitchen with roll edge worktops and stainless steel sink unit, freestanding gas cooker, plumbing for washing machine, part tiled walls, vinyl flooring, pantry style storage cupboard, UPVC window and part glazed door to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

With doors to all rooms and a storage cupboard houses the Glow-Worm combi boiler.

#### **BEDROOM ONE - 4.3m x 3.05m (14'1" x 10')**

A generous room with integrated shelved storage cupboard, radiator and UPVC window.

#### **BEDROOM TWO - 3.35m (11') reducing to 2.67m (8'9") x 3.53m (11'7")**

A double room with radiator and hardwood double glazed window overlooking the rear garden.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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## **BEDROOM THREE - 2.64m x 3.23m (8'8" x 10'7")**

An excellent size third bedroom with large storage cupboard, radiator, and hardwood double glazed window overlooking the rear garden.

## **BATHROOM - 1.52m x 1.65m (5' x 5'5")**

Traditional white suite with over bath electric shower unit, fully tiled walls and hardwood double glazed window.

## **WC - 0.79m x 1.65m (2'7" x 5'5")**

With WC and hardwood double glazed window.

## **EXTERNALLY**

## **GARAGE - 2.46m x 5m (8'1" x 16'5")**

With roller door, power, and light.

## **PARKING & GARDENS**

The front of the property benefits from a concrete driveway and pathways, neat lawned frontage and gated access to the rear garden. The rear garden is mainly laid to lawn with concrete pathways, brick built storage with WC and outdoor tap.

**AGENTS REF:** - CF/LS/EST190036/08022024

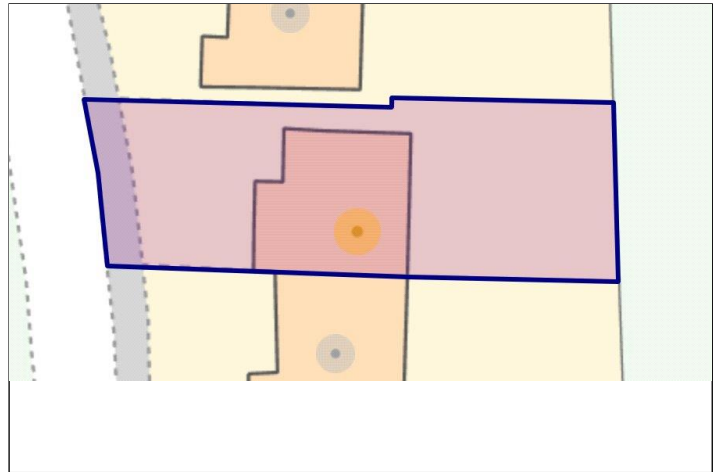
**Council Tax Band:** B      **Tenure:** Freehold

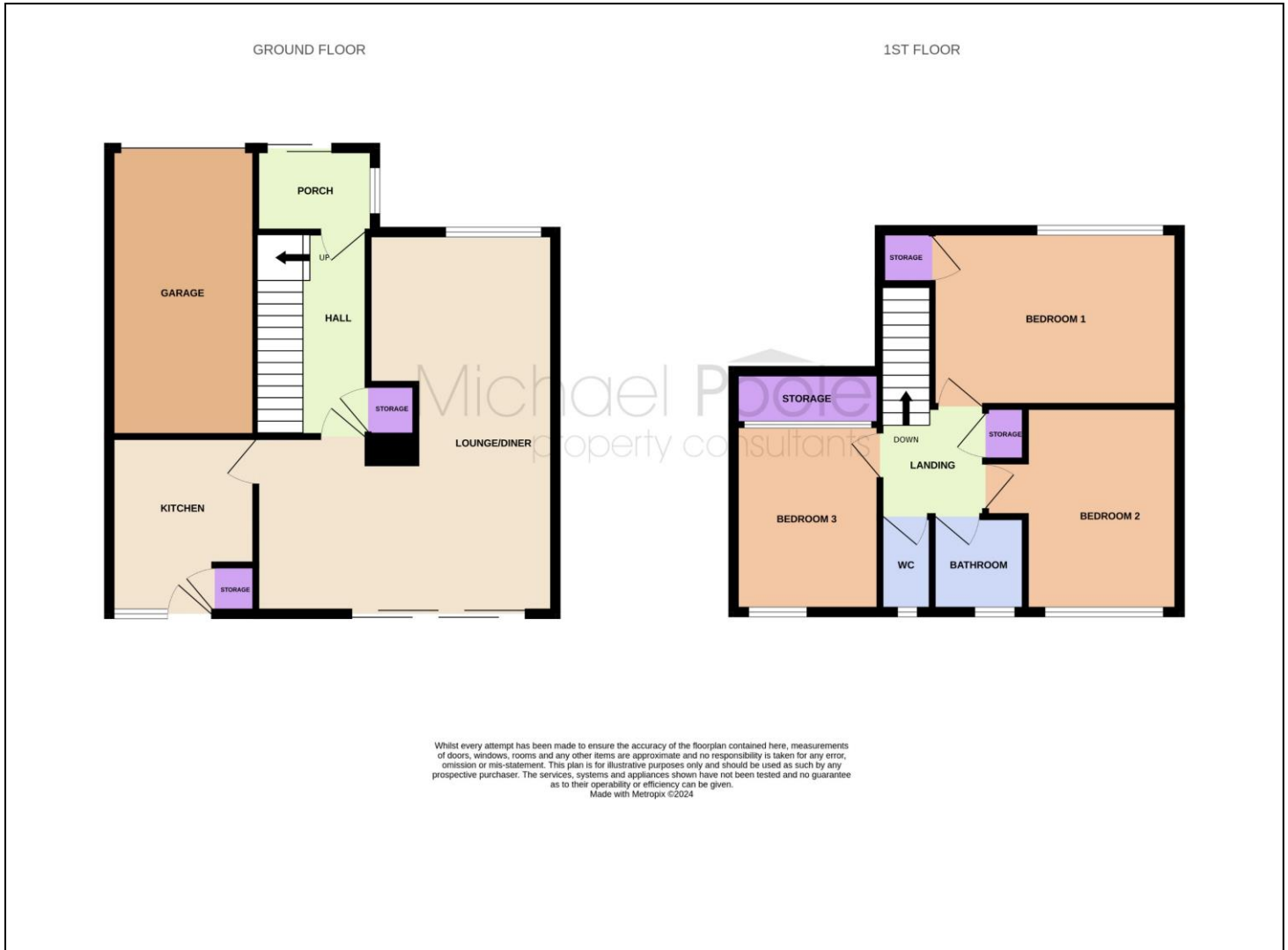
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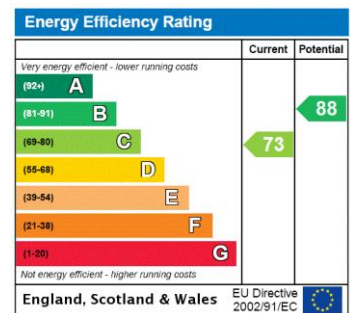


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