

# HIGHFIELD ROAD, ESTON, MIDDLESBROUGH, TS6 9LR



- ▲ An Especially Lovely & Tastefully Modernised Dormer Style Semi with Three Bedrooms
- ▲ Nicely Positioned Within Close Walking Distance of Eston High Street
- ▲ Attractive South/Westerly Facing Rear Garden That Catches the Sun Just Right
- ▲ Single Garage & Ample Parking on the Block Paved Driveway
- ▲ Smart Modern Shaker Design Kitchen Units & Built-In Oven & Hob
- ▲ Modern White Shower Room with Thermostat Shower
- ▲ Lounge, Rear Sitting/Dining Room & Comfortable Conservatory
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler

**£160,000**

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This attractively presented and updated dormer style semi-detached house is much roomier than might first be expected and it has the advantage of a sunny south/westerly facing rear garden.

Other notable features include a single detached garage, ample car parking on the block paved driveway, UPVC double glazing, UPVC exterior doors and central heating with a combi boiler.

Location wise, it has such a lot going for it. You are well placed within close walking distance of Eston High Street, a reliable bus service into Middlesbrough and Redcar and there are good road links close by.

Comprising entrance hall, lounge with a living flame gas fire and opening into the rear sitting/dining room and French doors open into a comfortable conservatory. The kitchen has a smart range of modern Shaker style units and built-in oven and hob and the shower room has a modern white suite and thermostat shower with a monsoon showerhead. There are two additional bedrooms on the first floor.

#### **GROUND FLOOR**

**ENTRANCE HALL** - White UPVC entrance door with double glazed insert, woodgrain effect laminate flooring and radiator with decorative cover.

**LOUNGE** - 5.23m (17'2") into depth of bay window x 3.6m (11'10")

A spacious room with a recently installed marble fire surround with hearth, feature lighting and living flame gas fire, part panelled walls, woodgrain laminate flooring and opening through to ...

**REAR SITTING/DINING ROOM** - 3.89m x 3.6m (12'9" x 11'10")

With wood effect laminate flooring, under stairs storage cupboard, staircase to the first floor, radiator, and UPVC French doors opening into the conservatory.

**CONSERVATORY** - 2.74m x 2.44m (9' x 8')

Comfortable conservatory which has created some really useful additional living space and having a pleasant south westerly facing rear garden aspect. Brick dwarf wall construction with UPVC double glazed windows, UPVC double glazed French doors and tiled floor.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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## HIGHFIELD ROAD, TS6 9LR

### **KITCHEN - 3.1m x 2.51m (10'2" x 8'3")**

Recently re-fitted with a lovely range of modern light grey coloured shaker design floor and drawer cupboards with contrasting white wall units, marble effect roll top work surfaces and a single drainer one and a half bowl sink unit with mixer tap. Built-in stainless steel electric double oven and four ring gas hob with extractor canopy. Integrated fridge and freezer. Space for washing machine. Tile effect laminate flooring, chrome LED spotlights and UPVC exterior door with double glazed insert.

### **GROUND FLOOR BEDROOM - 3.12m x 2.5m (10'3" x 8'2")**

With radiator.

**SHOWER ROOM** - Again, recently re-fitted with a smart modern white three-piece suite comprising walk-in shower with thermostat mixer shower and oversize showerhead, vanity wash hand basin with cabinet below and dual flush close couple WC. Waterproof bathroom wall panelling and anthracite grey coloured towel radiator.

### **FIRST FLOOR**

#### **LANDING**

### **BEDROOM ONE - 3.18m (10'5") x 3.05m (10') reducing to 2.3m (7'7")**

With radiator and built-in cupboard housing gas fired combination boiler.

### **BEDROOM TWO - 3.43m x 2.62m (11'3" x 8'7")**

With radiator and woodgrain effect laminate flooring.

### **EXTERNALLY**

**GARDENS** - The colourful front garden is nicely planted with a variety of flowers, shrubs and ornamental trees and it has a low garden wall with decorative wrought iron railings. Side access leads to an attractive south westerly facing rear garden with a timber decked patio, lawn, nicely planted flowerbeds, and a door into the garage.

**GARAGE** - A block paved driveway provides ample car parking space and leads to a single detached garage with an up and over door, electric supply, lighting laid on and a side access door.

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:** - IM/LS/EST210246/15072021

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

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

Tel: **01642 955180**



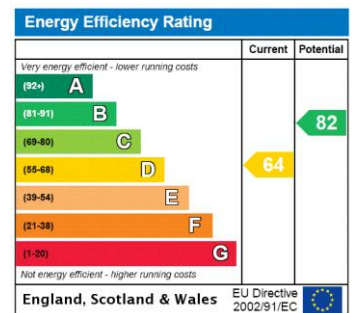


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