

WORDSWORTH ROAD, ESTON, MIDDLESBROUGH, TS6 9AY



- ▲ Perfect First Time Buy or Investment
- ▲ Modern Throughout
- ▲ Two Double Bedrooms
- ▲ Off Street Parking

- ▲ Gardens Front & Rear
- ▲ Versatile Utility & Storage Area
- ▲ Loft Room

£110,000

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Fantastic opportunity for a first-time buyer or investor to acquire a modern two bedroom semi-detached property with the added benefit of a loft room, large utility area, and off street parking. early viewing is encouraged to avoid disappointment.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

GROUND FLOOR

HALL

LOUNGE DINER - 5.64m x 3.57m (18'6" x 11'9")

KITCHEN - 2.70m x 2.30m (8'10" x 7'7")

UTILITY - 4.00m x 2.00m (13'1" x 6'7")

STORAGE - 2.44m x 1.62m (8' x 5'4")

FIRST FLOOR

BEDROOM ONE - 4.01m x 2.65m (13'2" x 8'8")

BEDROOM TWO - 3.41m x 2.90m (11'2" x 9'6")

BATHROOM - 2.11m x 1.68m (6'11" x 5'6")

LOFT ROOM - 4.74m x 2.51m (15'7" x 8'3")

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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EXTERNALLY

GARDENS & PARKING - The front of the property benefits from a driveway and a neat garden laid to lawn with borders. To the rear there is a lovely private enclosed south westerly facing garden.

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AGENTS REF: - EE/LS/NUN240138/06032024

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

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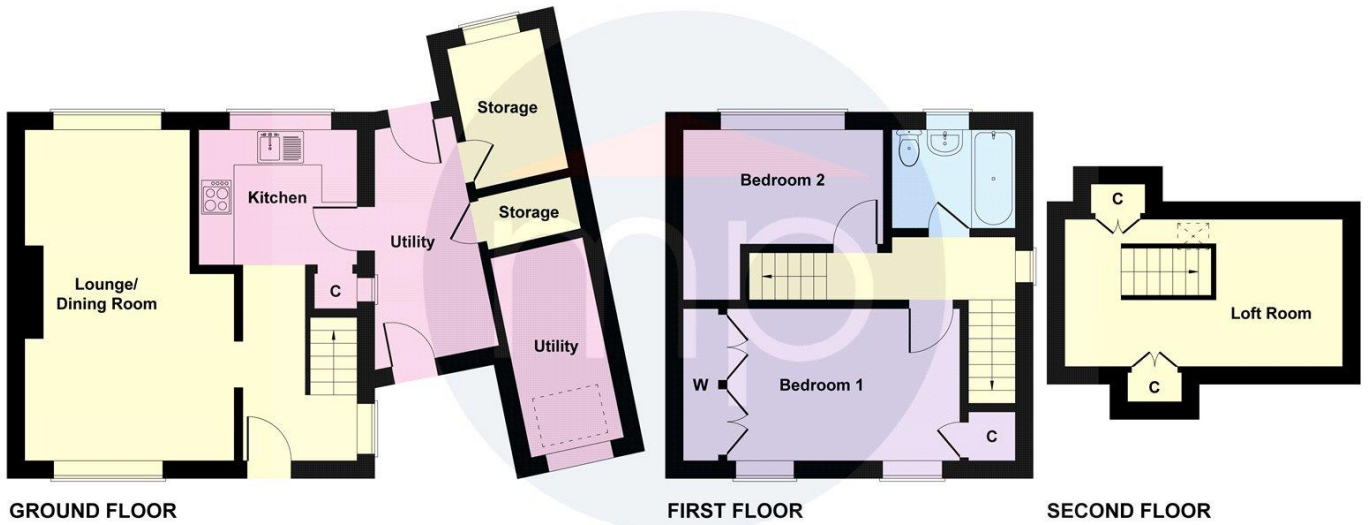


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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

The image shows the storefront of Michael Poole property consultants at night. The sign above the entrance is illuminated with blue light and reads "Michael Poole property consultants". The windows display various property listings and information.

Wordsworth



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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