

## JUBILEE ROAD, ESTON, TS6 9HB



- ▲ Four Bedroom Three Storey Terrace House
- ▲ Impressively Presented Throughout
- ▲ 30ft Open Plan Lounge/Diner
- ▲ Kitchen & Utility Room

- ▲ Spacious, Enclosed Rear Garden
- ▲ Garden/Games Room
- ▲ Three First Floor Bedrooms
- ▲ Second Floor Master Suite with En-Suite
- ▲ Viewing Highly Recommended

**£159,950**

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Situated in this established Eston location close to local shops, amenities, and transport links and benefiting from a fully enclosed, sizeable rear garden with multi-purpose games room.

Modern, contemporary, and well thought out internally, the property comprises an entrance hall leading in to a superb 30ft open plan lounge/dining room. The kitchen features a range of modern fitted units, integrated dishwasher, range cooker and handy utility room.

Up to the first floor a split-level landing leads to three generous bedrooms and spacious family bathroom with a large freestanding bath and premium shower cabin. The second-floor master bedroom includes generous built-in storage and en-suite shower room.

**GROUND FLOOR**

**ENTRANCE HALL - 1.02m x 2.74m (3'4" x 9')**

**LOUNGE/DINING ROOM - 5.2m x 9.27m (17'1" x 30'5")**

**KITCHEN - 2.4m x 4.4m (7'10" x 14'5")**

**UTILITY**

**FIRST FLOOR**

**LANDING**

**BEDROOM TWO - 3.38m x 4.6m (11'1" x 15'1")**

**BEDROOM THREE - 2.51m x 4.47m (8'3" x 14'8")**

**BEDROOM FOUR - 2.62m x 3.5m (8'7" x 11'6")**

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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**BATHROOM - 2.57m x 4.4m (8'5" x 14'5")**

**AGENTS REF:** - JF/LS/RED220965/12012024

**SECOND FLOOR**

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

**MASTER BEDROOM - 2.84m x 5.7m (9'4" x 18'8")**

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**EN-SUITE**

**EXTERNALLY**

**GARDEN**

Spacious private enclosed rear garden with artificial lawn, outbuildings, patio/seating areas, multipurpose garden/games room offering generous space.

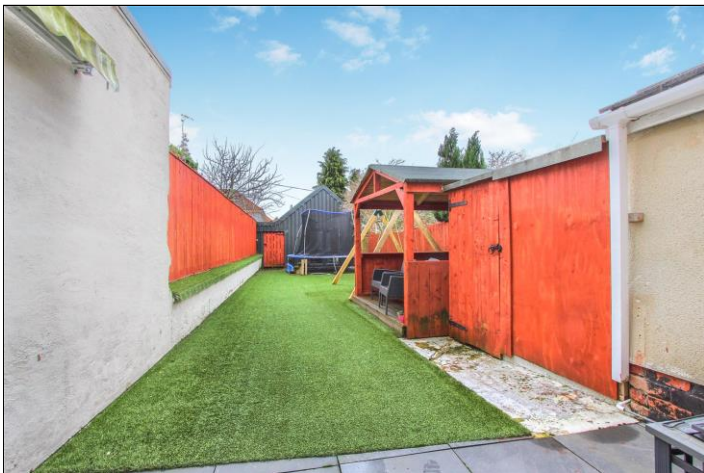
**GARDEN/GAMES ROOM - 3.45m x 5.1m (11'4" x 16'9")**

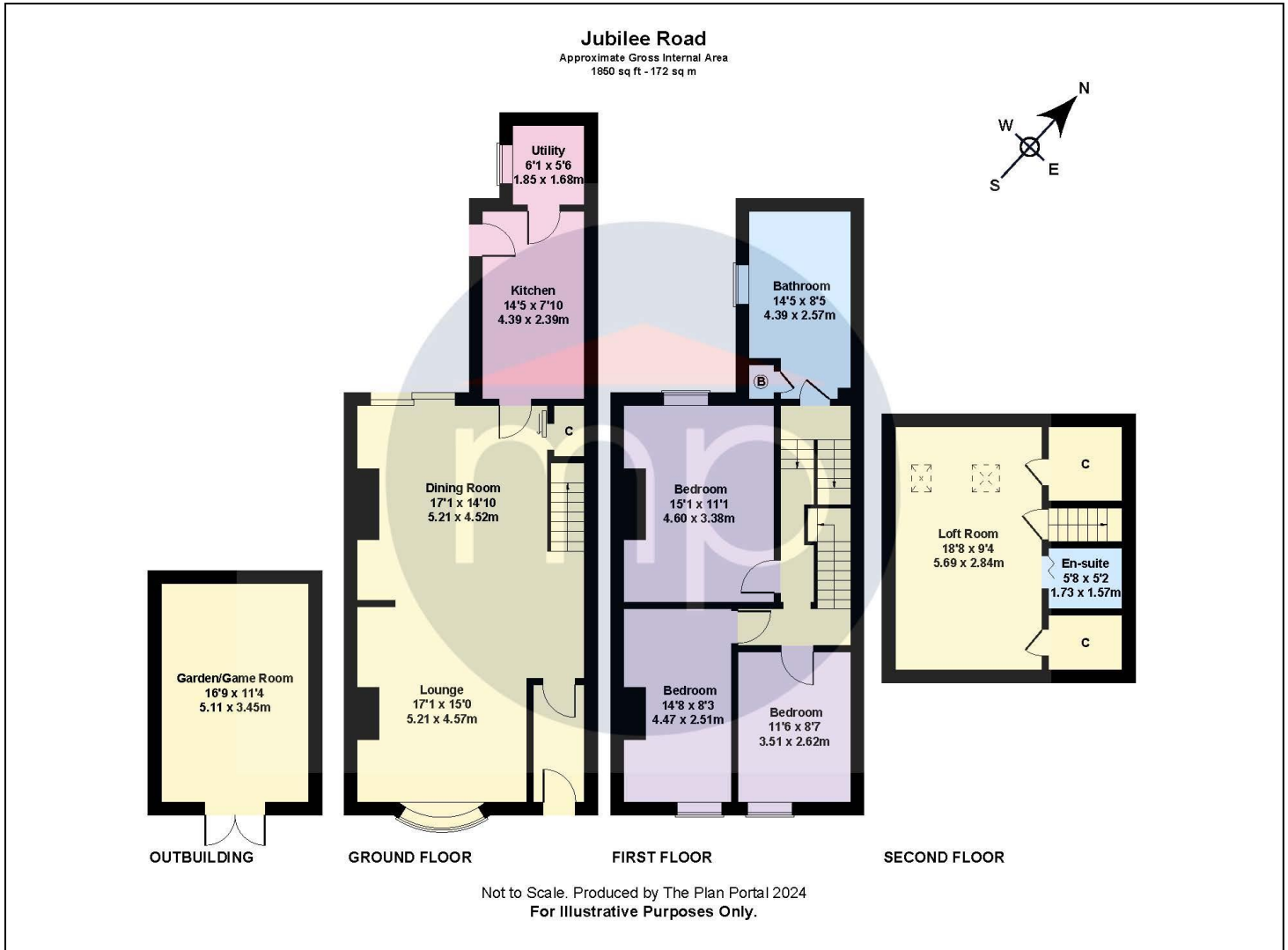
With internet connectivity and wood burning stove.

Useful bin store to the front elevation.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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