

GRANWOOD ROAD, ESTON, MIDDLESBROUGH, TS6 9HX



- ▲ Extended Three Bedroom Semi-Detached House
- ▲ Fantastic Residential Location
- ▲ 25ft Lounge/Diner

- ▲ Ground Floor WC
- ▲ Playroom Leading to Garden
- ▲ Large Garage and Imprinted Driveway
- ▲ Southerly Facing Rear Garden

£170,000

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Located in a sought-after residential area of Eston this three-bedroom semi-detached property ticks plenty of boxes.

Spacious throughout including a 25ft. lounge/diner leading to /playroom with WC and access to the Southerly facing rear garden.

Early viewing is essential to fully appreciate this family home.

GROUND FLOOR

ENTRANCE HALL - Entering through a part glazed UPVC door with neutral decoration including carpet, radiator, stairs to the first floor, understairs storage cupboard, and doors to the kitchen and lounge/diner.

LOUNGE/DINER - 7.72m (25'4") x 3.9m (12'10") narrowing to 3.02m (9'11")

A fantastic size room with wood fire surround with marble insert, gas fire and marble hearth, feature wall, and UPVC bow window overlooks the front of the property. Opens through to the dining space with doors to the playroom and garden.

DINING SPACE - 4m x 3.25m (13'1" x 10'8")

A versatile space currently used as a playroom with oak laminate flooring with detailed edging, twin radiators, UPVC French doors open on the garden, and further door to the WC.

W.C. - 1.65m x 1.24m (5'5" x 4'1")

White suite with fully tiled walls, extractor fan, radiator, non-slip vinyl flooring and UPVC window.

KITCHEN - 3.68m x 2.77m (12'1" x 9'1")

A country style fitted kitchen with roll edged worktops, one and half bowl sink unit with drainer, integrated electric oven and gas hob with extractor hood, plumbing for a washing machine and dishwasher, part tiled walls, breakfast bar area, vinyl flooring, wall mounted Ideal Logic Combi boiler, UPVC window and part glazed door to the driveway.

FIRST FLOOR

LANDING

TO VIEW: Tel: 01642 955180

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BEDROOM 1 - 4.24m x 3.86m (13'11" x 12'8")

A generous airy room with feature wall and neutral carpet, radiator, and UPVC window offers fantastic open views.

BEDROOM 2 - 3.86m x 3.76m (12'8" x 12'4")

A double room with neutral decoration including carpet, radiator, and UPVC window overlooks the rear garden.

BEDROOM 3 - 3m x 2.46m (9'10" x 8'1")

A single room with radiator, storage cupboard and UPVC window.

BATHROOM - 2.77m (9'1") x 2.36m (7'9") narrowing to 1.7m (5'7")

Traditional white suite with corner bath with rinsers attachment, separate Mira thermostat shower unit, extractor fan, high-gloss vanity storage unit, fully tiled walls, and flooring, UPVC clad ceiling with down lighters, chrome ladder radiator and twin UPVC windows.

EXTERNAL

The front of the property benefits from imprinted concrete driveway with gated access to the rear garden and garage. The Southerly facing rear garden is laid to lawn with border planting, paved pathways, patio, storage shed with power, good sized GARAGE with up and over door with power and light.

AGENTS REF: - CF/GD/RED230581/29112023

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

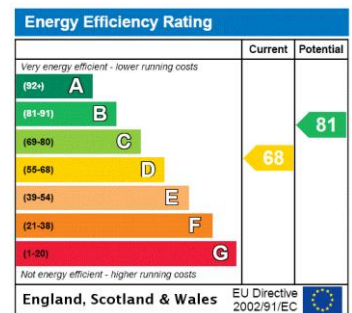


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