

## MEADOWGATE, ESTON, TS6 9LD



- ▲ Excellent Three Bedroom Family Home
- ▲ Popular Eston-Under-Nab Residential Location
- ▲ Close by to Shops, Schools & Transport Links
- ▲ Extended L' Shaped Kitchen/Diner/Family Room
- ▲ Lawned Front & Rear Gardens
- ▲ Driveway & Garage with Internal Access
- ▲ Viewing is Highly Recommended

**£140,000**

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A nicely presented extended three bedroom semi-detached family home situated in this ever popular Eston-Under-Nab location. The home is well placed for local schooling, shops, bus routes and transport links throughout Teesside and beyond.

Internally the property briefly comprises on the ground floor entrance hall leading into the spacious lounge and a feature open plan kitchen/diner/family room with a generous range of grey high gloss fitted units and benefits from internal garage access. Up to the first floor there are three bedrooms, two double bedrooms, a single bedroom and family bathroom. Externally the property has a side driveway leading to single attached garage and low maintenance, lawned front and rear gardens. Viewing is advised.

**GROUND FLOOR**

**HALL**

**LOUNGE - 4.52m x 3.28m (14'10" x 10'9")**

**KITCHEN/BREAKFAST ROOM - 7.09m (23'3") (max) x 2.8m (9'2") increasing to 5.7m (18'8")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.04m x 2.57m (13'3" x 8'5")**

**BEDROOM TWO - 3.3m x 2.1m (10'10" x 6'11")**

**BEDROOM THREE - 2.62m x 1.8m (8'7" x 5'11")**

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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**BATHROOM - 1.78m x 1.68m (5'10" x 5'6")**

**AGENTS REF:** - JF/LS/RED230876/24012024

## **EXTERNALLY**

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

## **PARKING & GARAGE**

To the front there is a driveway providing off-road parking leading to a single attached garage benefiting from internal access to the main house.

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Tel: **01642 955180**

## **GARDENS**

Neat low maintenance front and rear gardens laid to lawn and rear paved patio area with French door access to the house.

## **SERVICES**

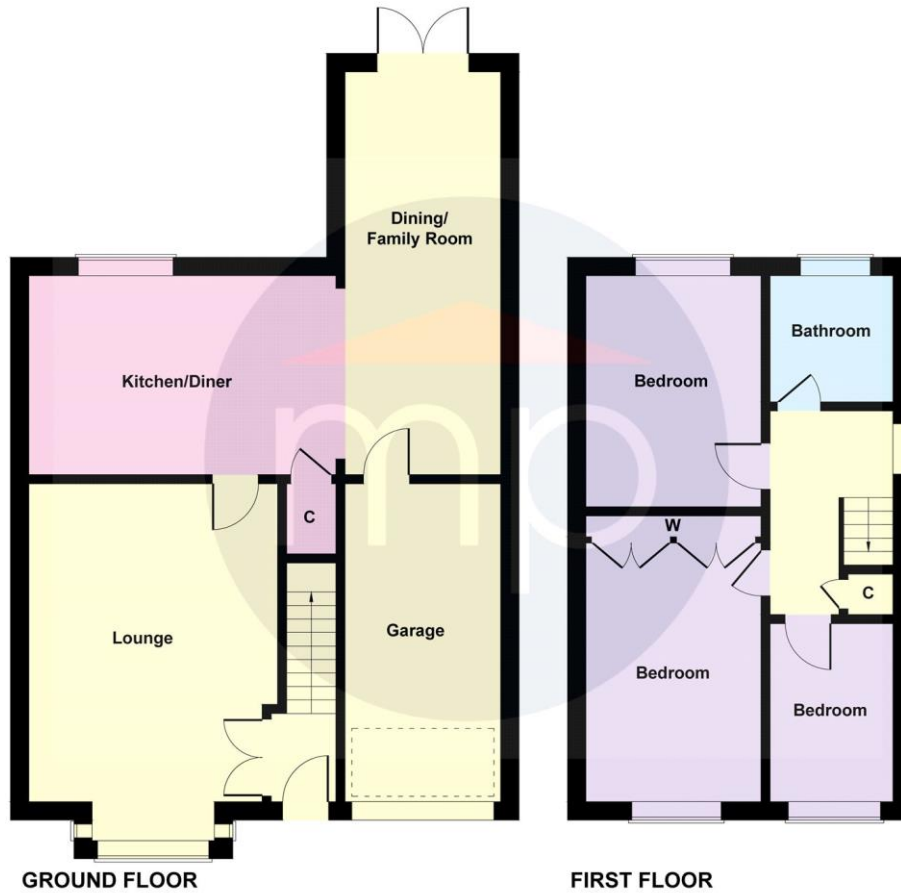
We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.



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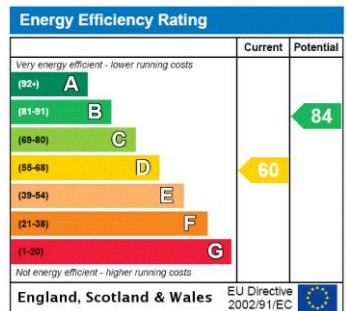


137 Meadowgate



Not to Scale. Produced by The Plan Portal 2024  
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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.



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