

## CHURCH LANE, ESTON, TS6 9QR



- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ Situated on A Substantial Plot, A Spacious & Characterful Three Bedroom Double Bay Fronted Detached House
- ▲ Nicely Positioned on This Ever Popular Established Road, Close to Local Amenities, Schools & Transport Links
- ▲ Spacious Double Bay Fronted Lounge with Feature Fireplace
- ▲ Kitchen Diner with A Range Fitted Units & Built-In Oven & Hob
- ▲ Garden Room with French Doors Leading Out to The Large Rear Garden
- ▲ Huge Potential for Expansion to Create Modern Open Plan Living STPP
- ▲ Three Generous First Floor Bedrooms & Family Bathroom with Modern White Suite
- ▲ Driveway Leading to Large Single Detached Garage, Front Lawned Garden & Substantial Southeast Facing Rear Garden
- ▲ Early Viewing is Highly Recommended to Appreciate the Full Potential of This Family Home

**£200,000**

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Offered for sale with the benefit of no onward chain and situated on a substantial plot, this spacious and characterful three bedroom double bay fronted detached house is nicely positioned on this ever popular, established road, close to local amenities, schools, and transport links. Early viewing is highly recommended to appreciate the full potential of this family home.

**GROUND FLOOR**

**HALLWAY**

**LOUNGE - 7.21m (23'8") x 4.3m (14'1") into bay window**

**KITCHEN DINER - 5.6m (18'4") reducing to 2.6m (8'6") x 4.45m (14'7") reducing to 1.93m (6'4")**

**GARDEN ROOM - 4.72m x 2.6m (15'6" x 8'6")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4m x 3.43m (13'1" x 11'3")**

**BEDROOM TWO - 3.4m x 3.43m (11'2" x 11'3")**

**BEDROOM THREE - 2.6m x 2.2m (8'6" x 7'3")**

**BATHROOM - 1.88m x 2.18m (6'2" x 7'2")**

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

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**EXTERNALLY**

**GARDENS & GARAGE**

To the front there is a neat front garden laid to lawn and an imprinted concrete driveway providing off road parking for multiple vehicles leading to a large single detached garage. To the rear there is a large, enclosed garden mainly laid to lawn with patio area and path.

**AGENTS REF:** - JF/LS/RED230887/05102023

**Council Tax Band:** D    **Tenure:** Freehold

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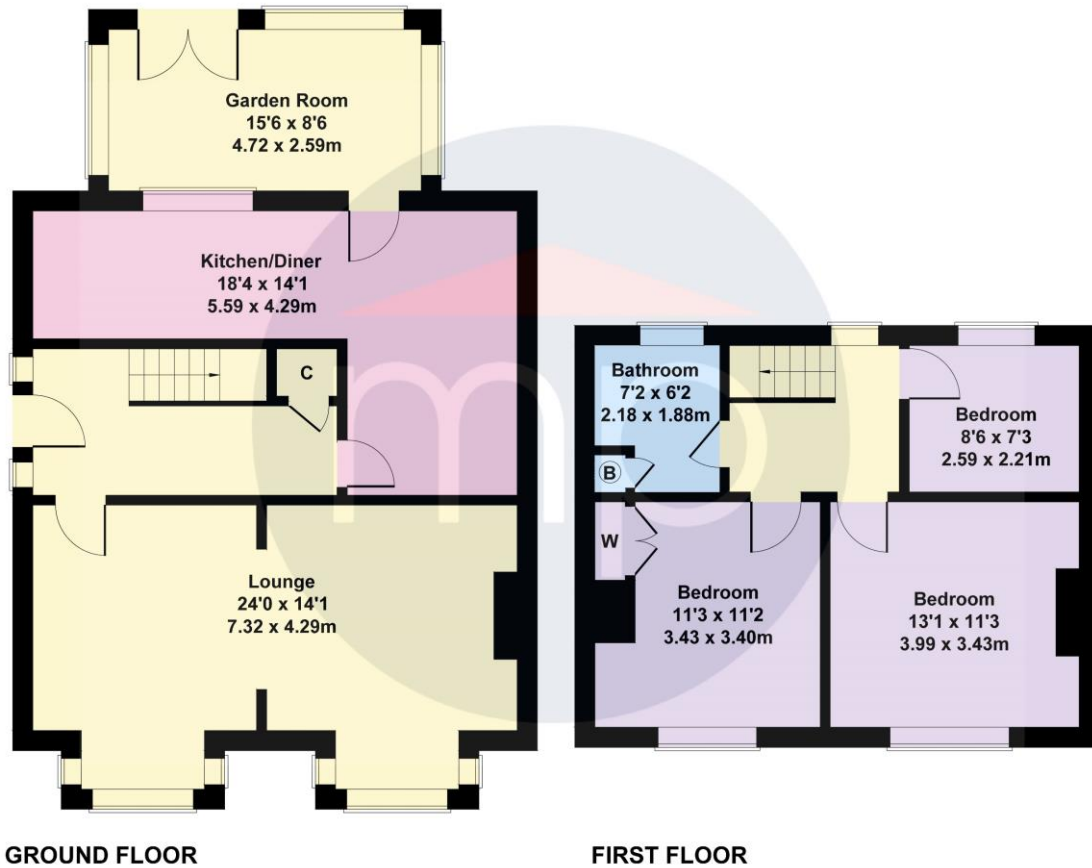


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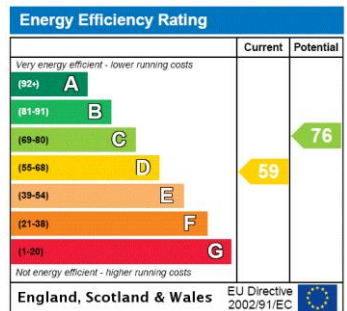
**Church Lane**

Approximate Gross Internal Area  
1247 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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