

BARNABY CRESCENT, ESTON, TS6 9HR



- ▲ A Two Bedroom Mid-Terrace House AVAILABLE with The BENEFIT of NO ONWARD CHAIN
- ▲ Positioned in this Ever-Popular Eston Location Close to Local Amenities, Schools, Transport Links Appealing to a Variety of Buyers
- ▲ Lounge Dining Room
- ▲ Kitchen with A Range of Fitted Units & Useful Larder Cupboard Storage

- ▲ Two Generous First Floor Bedrooms with Generous Storage
- ▲ Bathroom & Separate WC
- ▲ Useful Loft Space with Potential to Install Permanent Staircase Access
- ▲ Front & Rear Gardens & Driveway Providing Off-Street Parking
- ▲ Gas Central Heating Via Combination Boiler & Double Glazing Throughout

Offers Over £90,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Appealing to a variety of buyers, a two bedroom mid-terrace house available with the benefit of no onward chain and positioned in this ever-popular Eston location close to local amenities, schools, and transport links.

GROUND FLOOR

HALLWAY

LOUNGE - 3.96m x 3.23m (13' x 10'7")

DINING ROOM - 2.51m x 2.36m (8'3" x 7'9")

KITCHEN - 2.67m x 2.46m (8'9" x 8'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.76m x 3.2m (12'4" x 10'6")

BEDROOM TWO - 3.76m x 2.46m (12'4" x 8'1")

BATHROOM - 1.47m x 2.46m (4'10" x 8'1")

SEPARATE WC

LOFT SPACE - 6.1m x 2.97m (20' x 9'9")

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

www.michaelpoole.co.uk



BARNABY CRESCENT, TS6 9HR



EXTERNALLY

GARDENS

Externally there is a front garden laid to lawn and a driveway providing off road parking. Shared side access leads to a private enclosed southeast facing rear garden laid to lawn with handy brick built external storage with plumbing and power supply.

AGENTS REF: - JF/LS/RED230914/11102023

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

TO VIEW: Contact our Eston office on
Tel: 01642 955180

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The windows are illuminated from within, showing the interior of the office.

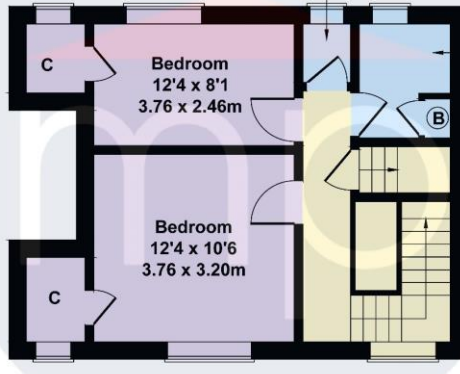
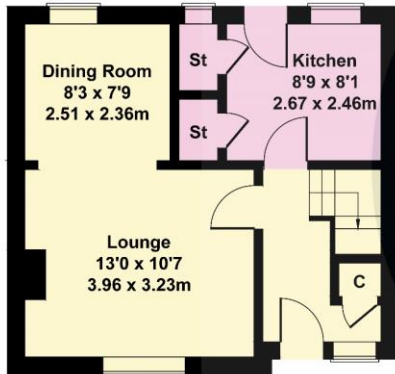
Do you have a property you need to sell before you can buy?

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

81 Barnaby Crescent

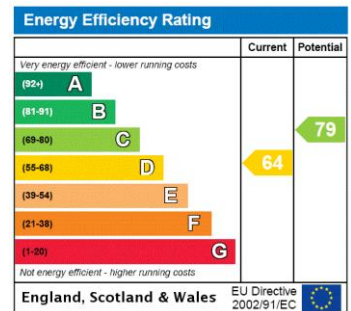
Approximate Gross Internal Area
969 sq ft - 90 sq m

WC
4'8 x 2'9
1.42 x 0.84m



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

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.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD