

STONEGATE, ESTON, TS6 9NP



- ▲ Enjoying A Generous Elevated Corner Position Within the Popular Eston-Under-Nab Development
- ▲ An Attractively Presented Three Bedroom Detached Family Home
- ▲ With Attractive Lawned Gardens to Front, Side & Rear, Block Paved Driveway & Single Garage
- ▲ Spacious Open Plan Lounge Dining Room with Patio Doors Opening to The Large, Versatile Conservatory
- ▲ Kitchen Breakfast Room with A Good Range of Modern Fitted Units, Built-In Oven & Hob, Integrated Fridge/Freezer & Breakfast Bar

- ▲ Handy Utility Room & Ground Floor WC/Cloakroom
- ▲ Three Generous Bedrooms with The Master Having an Attractive En-Suite Shower Room & Fitted Wardrobes
- ▲ Family Bathroom with A Modern White Three-Piece Suite Including Large Jacuzzi Bath
- ▲ Gas Central Heating System & Double Glazing
- ▲ A Delightful Home, Close to Schooling, Local Shops & Amenities & Transport Links

Offers Over £210,000

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Enjoying a generous elevated corner position within the popular Eston-Under-Nab development, an attractively presented three-bedroom detached family home with attractive lawned gardens to front, side and rear, block paved driveway and single garage.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 4.52m x 3.9m (14'10" x 12'10")

DINING ROOM - 2.9m x 3m (9'6" x 9'10")

KITCHEN BREAKFAST ROOM - 3.6m x 2.87m (11'10" x 9'5")

UTILITY ROOM - 1.73m x 1.68m (5'8" x 5'6")

CLOAKROOM/WC

CONSERVATORY - 5.82m x 3.4m (19'1" x 11'2")

FIRST FLOOR

LANDING - With storage cupboard.

MASTER BEDROOM - 3.45m x 3.33m (11'4" x 10'11")
With fitted wardrobes.

EN-SUITE

BEDROOM TWO - 3.45m x 2.87m (11'4" x 9'5")
With fitted wardrobes.

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

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BEDROOM THREE - 2.77m x 2.9m (9'1" x 9'6")

BATHROOM - 1.9m x 1.9m (6'3" x 6'3")

EXTERNALLY

GARDENS & GARAGE - To the front there is a brick paved driveway providing of road parking leading to an integral single garage and a low maintenance front garden laid to lawn. To the side and rear there is a private enclosed southwest facing garden laid to lawn with Indian sandstone patio areas and raised decking area.

AGENTS REF: - JF/LS/RED230965/25102023

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

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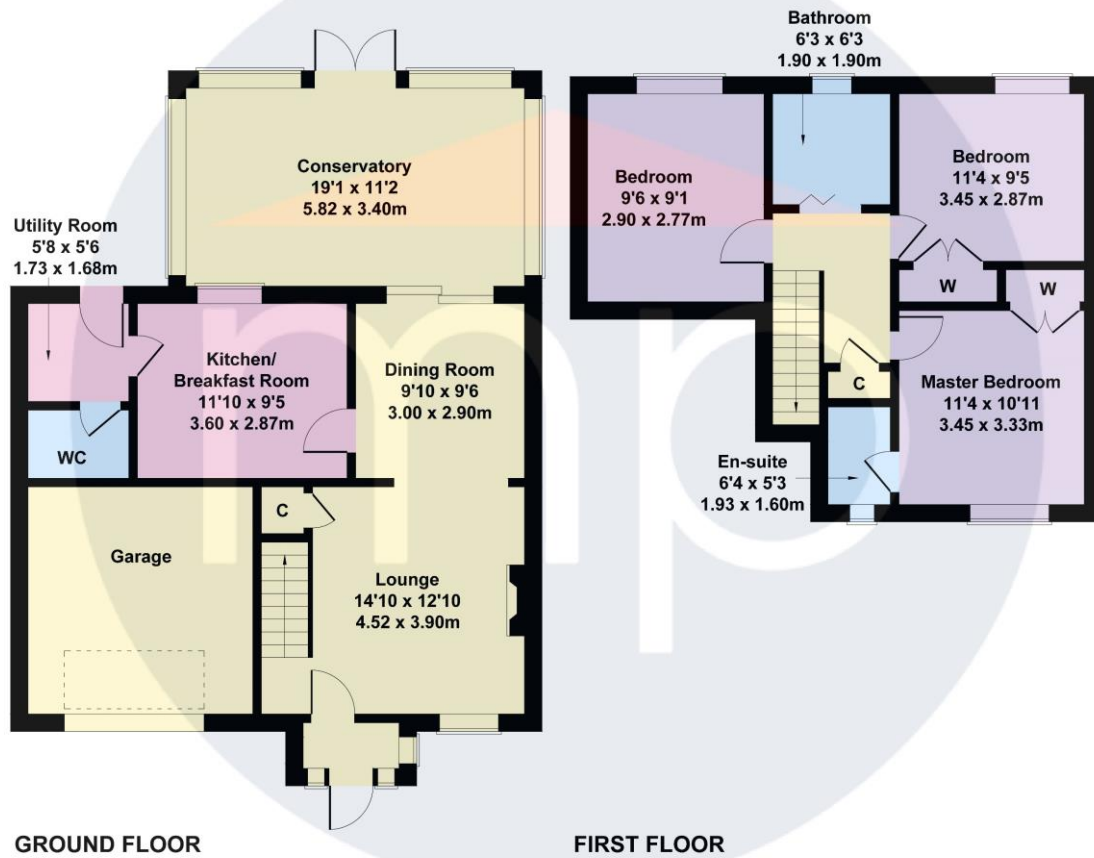


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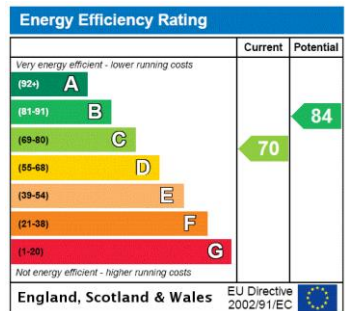
Stonegate

Approximate Gross Internal Area
1389 sq ft - 129 sq m



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.



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