

## AMPLEFORTH AVENUE, ESTON, TS6 9DH



- ▲ Three Bedroom Detached House
- ▲ Generous Corner Plot
- ▲ Quiet Cul-De-Sac Location
- ▲ Sought After Eston Address
- ▲ Close to Schooling, Amenities & Transport Links
- ▲ Surrounding Gardens, Double Driveway & Garage

- ▲ 21ft Living Room
- ▲ Modern Kitchen Breakfast Room
- ▲ Utility Area & Cloakroom/WC
- ▲ Four Piece Family Bathroom
- ▲ Early Viewing Advised

**£250,000**

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Situated on a generous corner plot with surrounding gardens to three sides with well maintained and established lawned gardens, patio area with a wood-fired hot tub and a gated double width driveway leads to a detached garage with electric roller door and security alarm system.

Internally the property briefly comprises an entrance hallway with feature exposed brick wall leading into a modern kitchen breakfast room with a range of high gloss wall and floor, units with solid oak worksurfaces and breakfast bar. The kitchen benefits from a built-in double oven, five ring hob with extractor, integrated fridge freezer and attractive tiled floor with under floor heating. There is a useful utility area and cloakroom/WC with access to two sides of the property. A 21ft Lounge boasts a living flame gas fire set in a feature surround and French doors open to the southeast facing garden. A versatile second reception room is currently utilised as a dining room. On the first floor there are three bedrooms, the spacious master with substantial fitted storage and a family bathroom with double jacuzzi corner bath with integrated lights, jets and radio and a separate shower cubicle. The loft space is partially boarded and features an integrated ladder.

Viewing comes highly recommended to appreciate all this family home has to offer.

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

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**GROUND FLOOR**

**HALLWAY**

**KITCHEN BREAKFAST ROOM - 3.28m x 3.28m (10'9" x 10'9")**

**DINING ROOM - 2.36m x 3.15m (7'9" x 10'4")**

**LOUNGE - 4.4m (14'5") reducing to 3.4m (11'2") x 6.58m (21'7") reducing to 2m (6'7")**

**UTILITY AREA**

**CLOAKROOM/WC**

**FIRST FLOOR**

**LANDING**



# AMPLEFORTH AVENUE, TS6 9DH

**MASTER BEDROOM - 3.28m x 5.28m (10'9" x 17'4")**

**BEDROOM TWO - 2.44m x 3.12m (8' x 10'3")**

**BEDROOM THREE - 2.44m x 2.06m (8' x 6'9")**

**BATHROOM - 2.3m x 2.5m (7'7" x 8'2")**

## EXTERNALLY

### **GARDENS**

Externally there are gardens to the front, side, and rear elevations, all well-maintained with established lawn and a variety of shrubs and borders, and Indian sandstone flagstone patio areas. The main garden has a south easterly aspect and benefits from a wood-fired hot tub.

### **PARKING & GARAGE**

Gated double width block paved driveway providing off road parking and leading to a detached garage with security alarm system and an electric roller door.

**AGENTS REF:** - JF/LS/RED231032/01122023

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

**TO VIEW:** Contact our Eston office on

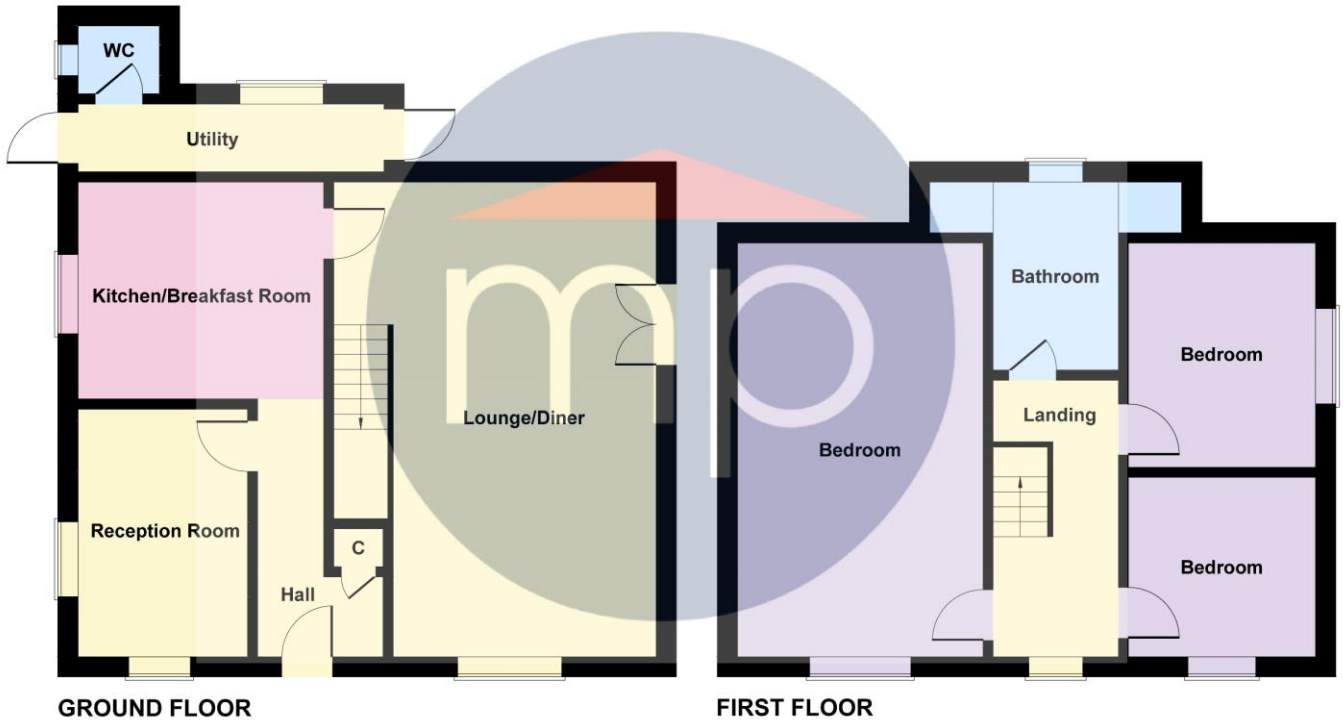
Tel: **01642 955180**



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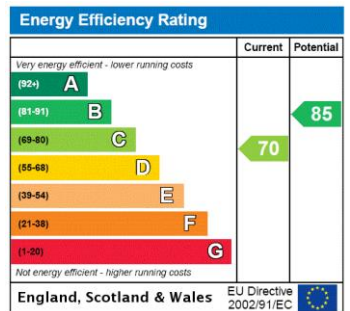


**Ampleforth**



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