

TAWNEY ROAD, ESTON, TS6 9RD



- ▲ Available with No Onward Chain
- ▲ Three Bedroom Semi-Detached House
- ▲ Integral Garage & Sizeable Westerly Facing Rear Garden L' Shaped Open Plan Lounge/Dining Room
- ▲ Extended Kitchen Breakfast Room
- ▲ Three Generous Bedrooms
- ▲ Shower Room & Separate WC
- ▲ Useful Storage Throughout
- ▲ Double Glazing & Gas Central Heating
- ▲ Early Viewing Advised

£99,500

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Well positioned on a substantial plot close to Eston's Church Lane and having the advantage of a westerly facing rear garden, integral single garage, double glazing, and central heating with a recent Baxi combination boiler.

Comprising, entrance hallway, L' shaped open plan lounge/dining room with French doors leading out to the large rear garden, and an extended kitchen breakfast room with a good range of fitted units and breakfast bar. The first floor has three generous bedrooms, all with fitted storage, shower room and a separate WC. Externally there are front and rear lawned gardens and driveway providing off road parking leading to an integrated single garage.

GROUND FLOOR

HALLWAY

LOUNGE/DINER - 5.23m (17'2") reducing to 3.41m (11'2") x 6.66m (21'10") reducing to 3.15m (10'4")

KITCHEN BREAKFAST ROOM - 3.14m (10'4") reducing to 2.63m (8'8") x 5.07m (16'8") reducing to 1.63m (5'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.31m x 3.06m (14'2" x 10')

BEDROOM TWO - 3.37m x 3.5m (11'1" x 11'6")

BEDROOM THREE - 2.61m x 3.25m (8'7" x 10'8")

SHOWER ROOM - 1.59m x 1.68m (5'3" x 5'6")

SEPARATE WC

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

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EXTERNALLY

GARDENS & GARAGE

To the front there is a lawned garden with a neat established hedge and a driveway provides off road parking leading to a single integral garage. The large private enclosed rear garden benefits from a westerly aspect and is mainly laid to lawn with a variety of shrubs, trees, and borders, paved patio and decking areas and a garden path leads to a garden shed.

AGENTS REF: - JF/LS/RED231078/14122023

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

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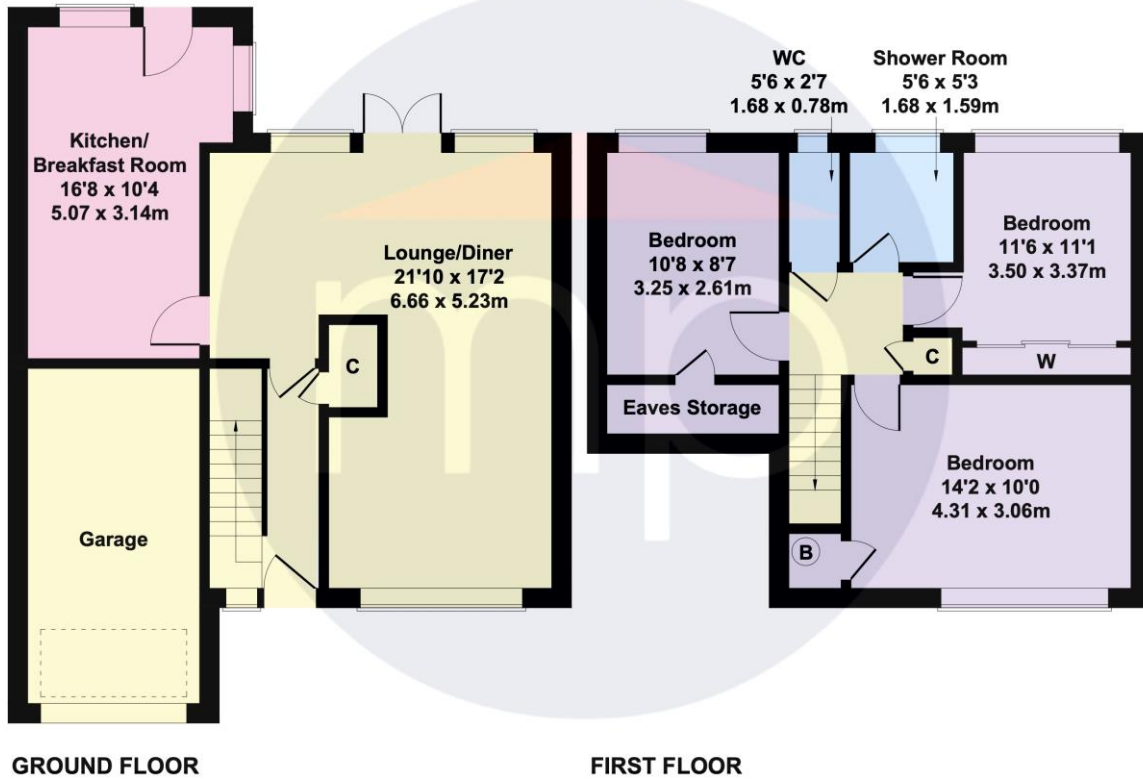


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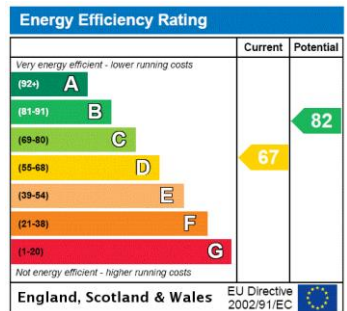
91 Tawney Road

Approximate Gross Internal Area
1012 sq ft - 94 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2023
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