

WORDSWORTH ROAD, ESTON, MIDDLESBROUGH, TS6 9AZ



- ▲ Semi Detached Property
- ▲ Two Double Bedrooms
- ▲ Excellent for First Time Buyer or Buy to Let
- ▲ High Gloss Fitted Kitchen
- ▲ 18ft Lounge Diner

- ▲ Generous South Westerly Low Maintenance Rear Garden
- ▲ White Goods & Some Select Furniture Can Be Left in the Property
- ▲ No Chain Sale

Offers Over £99,950

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Offered for sale with no chain, this move in ready property is ideal for a first-time buyer or as a buy to let. Spacious rooms throughout include a dual aspect 18ft lounge diner. Early viewing is essential to fully appreciate this family home.

GROUND FLOOR

HALL - 1.88m (6'2") reducing 0.94m (3'1") x 2.77m (9'1")

Modern style part glazed UPVC entrance door to a neutrally decorated hall with grey carpet, radiator, UPVC window and panelled doors to the lounge diner and kitchen.

LOUNGE DINER - 3.58m (11'9") reducing to 3.15m (10'4") x 5.7m (18'8") reducing to 2.77m (9'1")

A light and bright dual aspect room with wood fire surround with contrasting marble insert and hearth and living flame gas fire, radiator, decorative coving and twin UPVC windows.

KITCHEN - 2.3m x 2.7m (7'7" x 8'10")

A high gloss fitted kitchen with contrasting roll edge worktops, integrated electric oven and gas hob with stainless steel extractor hood, plumbing for washing

machine, fully metro tiled walls, spotlight lighting, tiled flooring, UPVC window overlooking the rear garden and part glazed door to the storage areas and access to the rear garden.

SIDE ENTRANCE - 1.12m x 3.12m (3'8" x 10'3")

With UPVC access door, wooden doors to the twin storage areas and further door to the rear garden.

STORAGE AREAS - 1.6m (5'3") x 2.46m (8'1") plus 1.6m (5'3") x 0.91m (3')

FIRST FLOOR

BEDROOM ONE - 4.62m x 2.67m (15'2" x 8'9")

A brilliant light and bright room with grey carpet, twin UPVC windows and integrated storage cupboard.

BEDROOM TWO - 3.4m x 3m (11'2" x 9'10")

A double room with radiator, UPVC window overlooking the rear garden and a storage cupboard houses the Potterton Titanium Combi boiler with filter system.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BATHROOM - 2.08m x 1.63m (6'10" x 5'4")

White suite with over bath thermostatic shower, fully UPVC clad walls and ceiling, chrome ladder radiator, vinyl flooring and UPVC window.

EXTERNALLY

GARDENS - The front of the property benefits from a neat decorative resin frontage and to the rear there is a larger than average sunny south westerly facing rear garden mainly paved with central gravelled area and outdoor power.

AGENTS REF: - CF/LS/RED240083/13022024

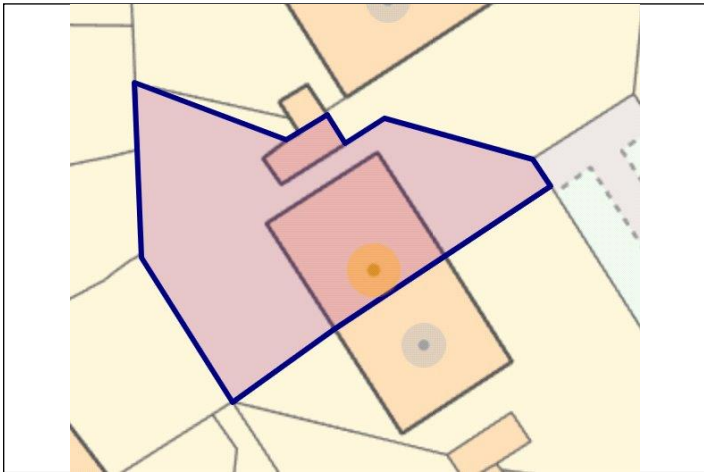
Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: 01642 955180



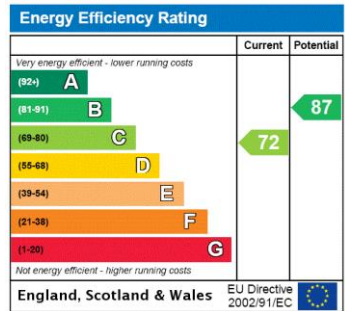
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