

# GUISBOROUGH STREET, ESTON, MIDDLESBROUGH, TS6 9LA



- ▲ No Chain
- ▲ Excellent First Time Home or Investment
- ▲ Modern Throughout
- ▲ Semi-Detached

- ▲ Two Bedrooms
- ▲ Conservatory
- ▲ Gardens Front & Rear
- ▲ Popular Location

£110,000

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Offered for sale with no onward chain, this two-bedroom semi-detached property is the perfect first-time home or investment property. Modern throughout with the added benefit of a large conservatory to the rear and off-street parking.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.13m x 3.122m (13'7" x 10'3")**

**KITCHEN/DINER - 4.72m x 2.30m (15'6" x 7'7")**

**CONSERVATORY - 3.50m x 2.50m (11'6" x 8'2")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.07m x 3.46m (13'4" x 11'4")**

**BEDROOM TWO - 3.14m x 2.13m (10'4" x 7')**

**BATHROOM - 1.82m x 1.83m (6' x 6')**

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

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**EXTERNALLY**

**GARDENS** - The front of the property has a paved driveway with a neat laid to lawn front garden. to the rear there is an enclosed garden with a very pleasant patio area.

**SERVICES** - We are unable to confirm whether the services, central heating system etc., are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

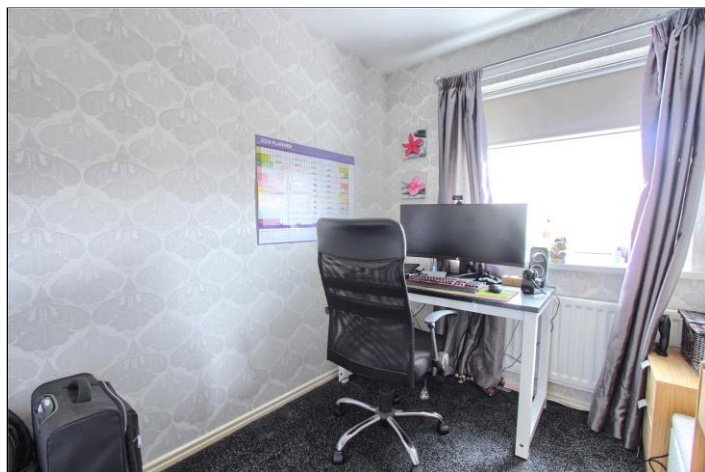
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**AGENTS REF:** - EE/LS/RED240156/13032024

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

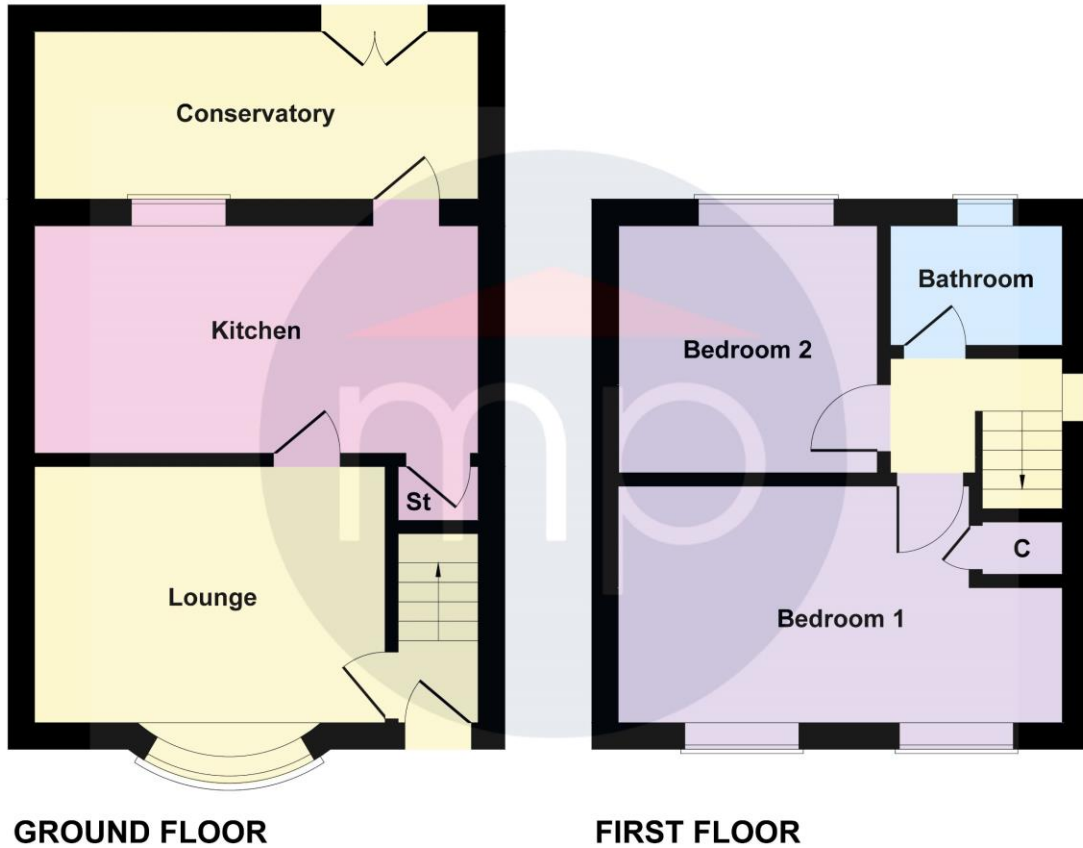
**TO VIEW:** Contact our Eston office on

Tel: **01642 955180**



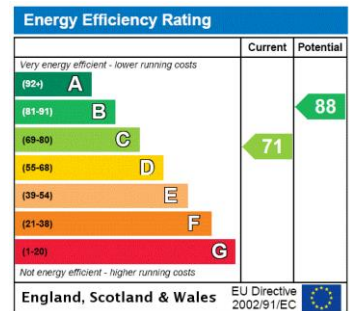


### Guisborough Street



Not to Scale. Produced by The Plan Portal 2024  
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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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