

NEWTON CLOSE, ESTON, MIDDLESBROUGH, TS6 9HS



- ▲ End Terrace Property
- ▲ Three Bedrooms
- ▲ Envious Corner Plot
- ▲ Popular Convenient Area of Eston
- ▲ Brilliant Spacious Family Home

- ▲ Hardwood Topped Kitchen with Separate Utility
- ▲ Off Street Parking
- ▲ Generous Rear Garden

Offers Over £129,950

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Located in the popular area of Eston, this spacious family size property offers fantastic value and is nicely presented throughout including a 14ft living room and shaker style kitchen with hardwood worktops. Excellent for a first time buyer. Early viewing is advised.

GROUND FLOOR

HALL - 1.9m x 3.96m (6'3" x 13')

Part glazed composite entrance door with decorative glass work, oak vinyl flooring, radiator, and neutral carpeted stairs to the first floor.

LIVING ROOM - 4m x 4.42m (13'1" x 14'6")

A fantastic light and bright spacious room with wood fire surround with marble insert and hearth and electric fire, radiator, and UPVC window.

KITCHEN - 3.2m (10'6") x 2.84m (9'4") reducing to 2.4m (7'10")

A shaker style fitted kitchen with hardwood worktops, freestanding range cooker with stainless steel extractor hood, part tiled walls, porcelain style sink unit, oak vinyl flooring, under stairs storage cupboard, UPVC window overlooking the rear garden, part glazed door to the utility room and opens through to the dining room.

DINING ROOM - 2.74m x 2.4m (9' x 7'10")

With oak vinyl flooring flowing through from the kitchen, radiator and UPVC window overlooking the rear garden.

UTILITY ROOM - 2.64m (8'8") reducing to 1.37m (4'6") x 4.47m (14'8") reducing to 3.58m (11'9")

An excellent versatile space with plumbing for washing machine, cupboard storage, hardwood tops, oak vinyl flooring, twin UPVC windows and part glazed door to the rear garden.

FIRST FLOOR

LANDING - An L' shaped landing with twin storage cupboards and UPVC window.

BEDROOM ONE - 3.5m x 3.53m (11'6" x 11'7")

With neutral decoration including carpet, radiator, UPVC window, and folding door to the walk-in storage area with shelved storage and UPVC window.

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BEDROOM TWO - 3.5m (11'6") reducing to 2.7m (8'10") x 3.23m (10'7")

A double room with neutral décor, radiator, UPVC window, storage cupboard and further walk-in storage area with UPVC window.

BEDROOM THREE - 2.46m x 2.64m (8'1" x 8'8")

With grey oak vinyl flooring, radiator, storage cupboard and UPVC window.

BATHROOM - 1.75m x 1.65m (5'9" x 5'5")

White suite with over bath shower unit with rinser attachment, fully tiled walls, chrome ladder radiator, screened storage, oak vinyl flooring and UPVC window.

WC - 0.79m x 1.65m (2'7" x 5'5")

Victorian style vinyl flooring and UPVC window.

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

AGENTS REF: - CF/LS/RED240191/18032024

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

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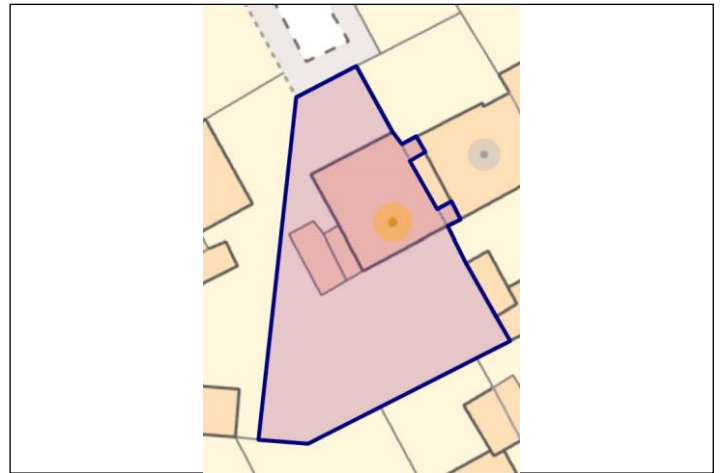
EXTERNALLY

PARKING & GARDEN

A gravelled frontage provides parking and gated access leads to the rear garden. The generous rear garden is mainly laid to lawn with block paved patio area, outdoor hot and cold water taps, storage shed and gated access to the front of the property.

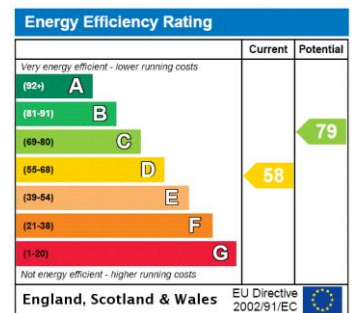


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