

STONEGATE, ESTON, MIDDLESBROUGH, TS6 9NP



- ▲ Detached
- ▲ Three Double Bedrooms
- ▲ Fantastic Residential Area of Eston
- ▲ Generous Plot with Huge Potential
- ▲ 6 Metre Plus Kitchen/Diner with Separate Utility
- ▲ Ground Floor WC
- ▲ Garage
- ▲ Gardens

Offers Over £189,950

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Located on a highly desirable residential development this detached property ticks plenty of boxes. Sitting on a generous plot the property boasts huge scope for development. Requires updating, however benefits from replacement windows and boiler.

Early viewings are encouraged to fully appreciate the position this family home.

GROUND FLOOR

HALL - 2.56m x 1.85m (8'5" x 6'1")

Entering through a part glazed composite door with laminate flooring, radiator, understairs storage cupboard. Doors to wc, living room and kitchen/diner.

WC - 0.85m x 1.82m (2'9" x 6')

Traditional white suite with tiled splashback and part wood/part tiled walls, radiator, Oak laminate floor and upvc window.

LIVING ROOM - 4.27m (14') x 3.39m (11'1") opening to 4.10m (13'5") into the bay

A neutrally decorated bay windowed room with a decorative wood fire surround with an electric fire, feature wall, radiator and upvc window and further bay window.

KITCHEN/DINER - 6.73m x 2.85m (22'1" x 9'4")

A generous room with a traditional style fitted kitchen with stainless steel sink and roll edge worktops, free standing gas cooker with extractor hood, part tiled walls, radiator, upvc window overlooks the rear garden. Laminate flooring flows through to the dining space, door to the utility, upvc French doors open onto the rear garden sun deck area.

UTILITY AREA - 1.75m x 1.81m (5'9" x 5'11")

Plumbing for washing machine, stainless steel sink unit, radiator, part tiled walls, upvc door to the side of the property.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 2.42m (7'11") narrowing to 0.83m x 3.90(12'10") narrowing to 1.83m (6')

Panelled doors to all rooms, upvc window, storage cupboard and access to the loft space.

BEDROOM 1 - 4.27m (14') including wardrobes x 3.43m (11'3") narrowing to 4.43m (14'6")

Double room with integrated wardrobe storage, neutral carpet, radiator, upvc window and door to the storeroom

STOREROOM - 1.73m x 1.83m (5'8" x 6')

This former en-suite is now used for storage with fully tiled walls and upvc window.

BEDROOM 2 - 3.35m x 2.90m (11' x 9'6")

With fitted wardrobe, radiator, upvc window overlooks the rear garden and Eston Hills.

BEDROOM 3 - 3.29m (10'10") narrowing to 2.37m (7'9") x 2.17m (7'1") narrowing to 1.88m (6'2")

Double room with integrated double wardrobes, radiator, upvc window overlooks the rear garden.

BATHROOM - 2.38m x 1.90m (7'10" x 6'3")

White suite with shower attachment, part tiled/part wood panelled walls, tiled flooring, radiator, extractor fan and upvc window.

EXTERNAL

GARAGE - 2.87m x 5.69m (9'5" x 18'8")

A larger than average garage with up and over door and handy rear access door. Eaves storage, cold water tap and wall mounted Baxi Platinum Combi boiler with filter system.

GARDENS

The front of this family home benefits from a neat lawn frontage with concrete imprinted driveway with parking for numerous vehicles and gated access to the rear garden. The rear garden is mainly laid to lawn with thoughtful border planting, imprinted patio area and raised sun deck.

Main 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/GD/RED240232/10012025

Council Tax Band:

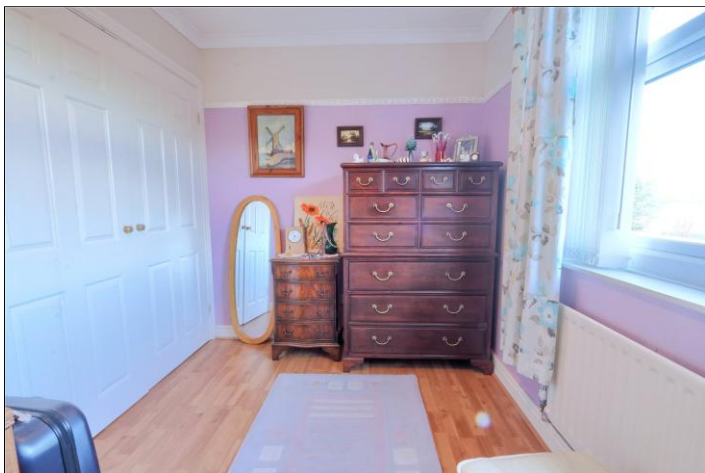
Tenure: Freehold

TO VIEW: Contact our Eston office on

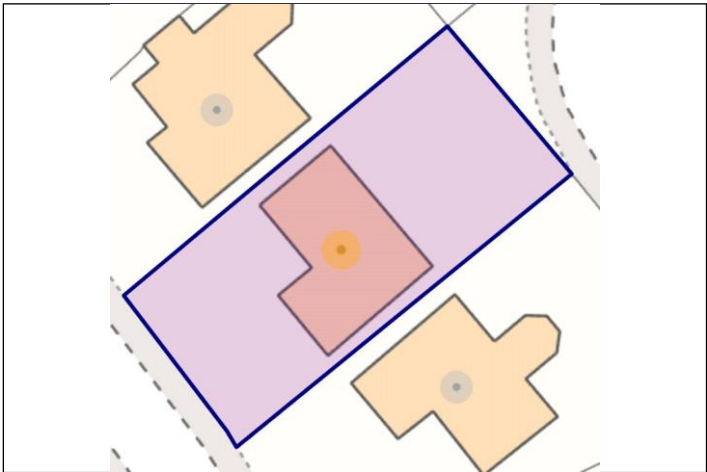
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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