

HIGHFIELD ROAD, ESTON, MIDDLESBROUGH, TS6 9LR



- ▲ Available with The Benefit of NO ONWARD CHAIN
- ▲ Close to Local Amenities & Transport Links
- ▲ Modern Throughout

- ▲ Off Street Parking
- ▲ Gardens Front & Rear
- ▲ Spacious Lounge
- ▲ Two Double Bedrooms

£145,000

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Offered for sale with no onward chain, a modern bungalow offering spacious living with large lounge, two double bedrooms and a large conservatory to the rear. The property also benefits from off street parking, gardens to the front and rear and a garage which has been converted as a home office and storage area.

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 - 5.36m x 3.58m (17'7" x 11'9")

BEDROOM ONE - 3.89m x 3.56m (12'9" x 11'8")

BEDROOM TWO - 3.12m x 2.49m (10'3" x 8'2")

KITCHEN - 3.15m x 2.69m (10'4" x 8'10")

BATHROOM - 2.29m x 1.83m (7'6" x 6')

CONSERVATORY - 5.08m x 2.34m (16'8" x 7'8")

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

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EXTERNALLY

PARKING & GARAGE - A paved driveway provides off street parking and leads to a single detached garage.

GARDEN - A side gate leads to a pleasant rear garden laid to lawn.

- 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: - EE/LS/RED240234/06032024

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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Do you have a property you need to sell **before** you can buy?

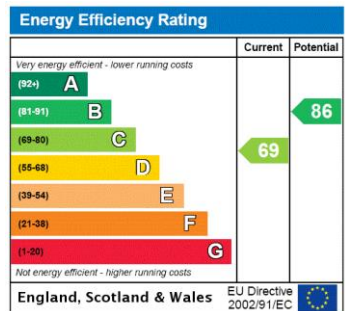
Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix v2024.

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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