

MONMOUTH ROAD, ESTON, MIDDLESBROUGH, TS6 9SA



FOR SALE BY AUCTION
Tuesday 30th April 2024

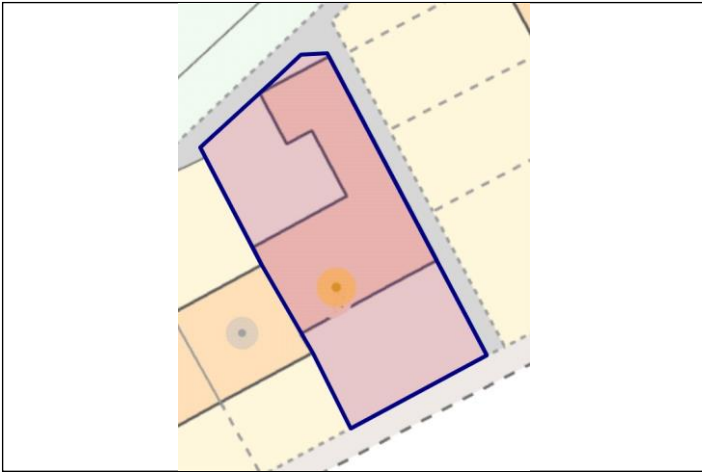


- ▲ End Terrace Property
- ▲ Three Bedrooms
- ▲ Excellent for First Time Buyer or Buy to Let
- ▲ 21ft Lounge Diner
- ▲ Ground Floor WC
- ▲ Solar Panels
- ▲ Off Street Parking
- ▲ 19ft Attached Workshop/Garage
- ▲ Separate Large Brick Built Garage
- ▲ Gardens

Guide Price £55,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***Tuesday
30th April 2024 *** Option 1 ***
www.agentspropertyauction.com

A spacious end of terrace home brilliant for a first time buyer or buy to let. Requires updating however already benefits from a Baxi combi boiler, UPVC windows and solar panels. The property is excellent for local amenities, transport links and schooling.

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

Tenure - Freehold

Council Tax Band A

GROUND FLOOR

LOUNGE DINER - 6.45m x 3.05m (21'2" x 10')

A spacious room with wide plank oak laminate flooring, wood fire surround with decorative electric fire and tiled inserts, part glazed UPVC door to the front of the property, radiator, and door to the hall.

HALL - With staircase to the first floor, doors to the kitchen and WC, radiator, and further door to the rear garden.

WC - 1.35m x 1.4m (4'5" x 4'7")

Traditional white suite with part tiled walls, vinyl flooring and UPVC window.

KITCHEN - 3.1m x 2.9m (10'2" x 9'6")

Fitted kitchen with stainless steel handles and roll edge worktops, integrated electric oven and hob with extractor hood, plumbing for washing machine, part tiled walls, wide plank oak laminate flooring, integrated storage cupboard, radiator, and UPVC window overlooking the rear garden.

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

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FIRST FLOOR

BEDROOM ONE - 4.04m (13'3") reducing to 3.15m (10'4") x 3.05m (10') reducing to 2.16m (7'1")

An excellent size bedroom with feature wall, oak vinyl flooring, radiator, and UPVC window.

BEDROOM TWO - 3.15m (10'4") reducing to 2.95m (9'8") x 3.25m (10'8") including wardrobes

A double room with sliding fitted wardrobes, further storage cupboard, oak vinyl flooring, radiator, and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.34m x 3.05m (7'8" x 10')

With oak vinyl flooring, radiator, and UPVC window.

BATHROOM - 2.84m x 1.37m (9'4" x 4'6")

Traditional white suite with over bath electric shower unit, part tiled walls, vinyl flooring, radiator, UPVC window and storage cupboard housing the Baxi combi boiler with shelved storage.

EXTERNALLY

PARKING - The front of the property benefits from a gated concrete driveway with access to the workshop/garage.

WORKSHOP/GARAGE - 2.9m x 5.8m(approx.) (9'6" x 19'(approx.))

GARDEN & GARAGE - To the rear there is an enclosed garden with detached large brick built garage and workshop, separate brick built store, greenhouse, and recent fencing.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

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AGENTS REF: - CF/LS/RED240275/19032024

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

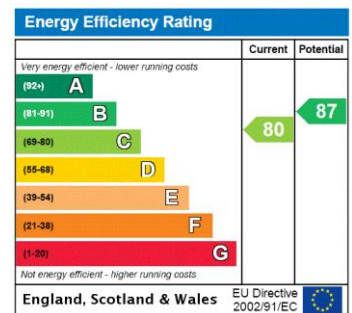
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