

WOODCOCK CLOSE, ESTON, MIDDLESBROUGH, TS6 0TU



- ▲ Three Bedroom Terraced Property
- ▲ Excellent for a First Time Buyer or Buy to Let
- ▲ Immaculately Presented Throughout

- ▲ 17ft Living Room
- ▲ Ground Floor WC
- ▲ Gardens

£85,000

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Located in a popular area of Eston, this spacious, immaculately presented family home is ideal for a first-time buyer or as a buy to let, simply bring your furniture! Early viewing is essential to appreciate this lovely property.

- 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 - 0.86m x 0.79m (2'10" x 2'7")

Part glazed composite entrance door and further door to the living room.

LIVING ROOM - 5.38m x 3.5m (17'8" x 11'6")

A nicely presented spacious room with feature wall and grey carpet, wood fire surround with decorative electric fire unit, radiator, and door to the hall.

HALL - 1.78m (5'10") reducing to 0.84m (2'9") x 4.47m (14'8") reducing to 2.24m (7'4")

With staircase to the first floor, storage cupboard, tile laminate flooring, doors to the kitchen diner and WC and part glazed door to the rear garden.

WC - 0.84m x 1.78m (2'9" x 5'10")

White suite with tiled splashback, vinyl flooring and double-glazed window.

KITCHEN DINER - 3.5m x 3.45m (11'6" x 11'4")

A country style fitted kitchen with contrasting roll edge worktops, integrated Stoves electric oven and gas hob with extractor hood, plumbing for washing machine, integrated dishwasher, and space for tumble dryer. Part tiled metro tiled walls, radiator, walk-in storage cupboard, tile laminate flooring, UPVC clad ceiling with stainless steel downlighters and double-glazed window overlooking the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.96m (13') reducing to 2.97m (9'9") x 4.52m (14'10") reducing to 3.58m (11'9")

A nicely presented room with feature wall and grey carpet, over stairs storage cupboard, radiator, and double-glazed window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM TWO - 3.96m (13') reducing to 3.18m (10'5") x 3.53m (11'7")

A double room with feature wall and oak vinyl flooring, radiator, and double-glazed window.

BEDROOM THREE - 2.36m x 2.64m (7'9" x 8'8")

A generous size third bedroom with wide plank laminate flooring, radiator, and double-glazed window.

BATHROOM - 2.13m x 2.62m (7' x 8'7")

A traditional white suite with over bath thermostatic shower with rinser attachment, fully UPVC clad walls, chrome ladder radiator, grey oak vinyl flooring, storage cupboard housing the Worcester combi boiler and double-glazed window.

AGENTS REF: - CF/LS/RED240289/18032024

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

EXTERNALLY

GARDENS - Laid to lawn frontage with picket fencing and concrete pathway. To the rear there is a low maintenance garden with raised wooden sundeck, concrete pathway, and slate chippings.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

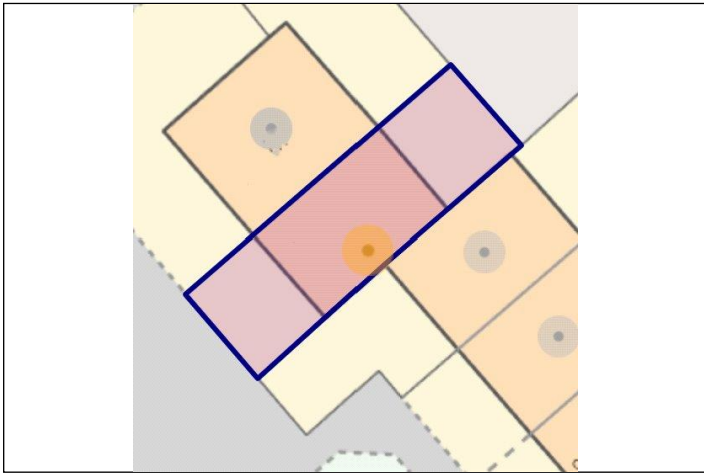
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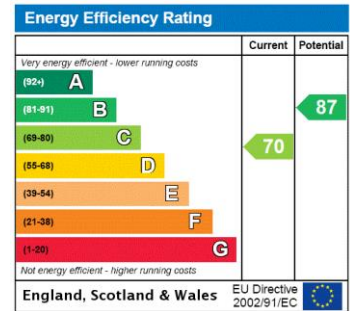
A photograph of the storefront of a Michael Poole property consultants office at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

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

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