

NIGHTINGALE ROAD, ESTON, MIDDLESBROUGH, TS6 9PU



- ▲ Three Bedroom End Terrace Property
- ▲ Fantastic Corner Plot
- ▲ Excellent Family Home
- ▲ Stunning Move in Ready Property

- ▲ Modern Kitchen & Bathroom
- ▲ Lovely Décor Throughout
- ▲ 19ft Garage/Utility
- ▲ Westerly Facing Wraparound Gardens

£129,950

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This stunning move in ready home is perfect for a first time buyer and has been upgraded and improved throughout including modern style kitchen diner and family bathroom with under floor heating. The property sits on a generous corner plot with well-kept wraparound gardens and is brilliant for local amenities, schooling, and transport links. Early viewing is essential to avoid disappointment.

GROUND FLOOR

HALL - 0.91m x 4.1m (3' x 13'5")

Part glazed UPVC entrance door, neutral decoration, tiled flooring, radiator, staircase to the first floor and doors to the living room, kitchen diner and integral garage/utility.

LIVING ROOM - 4.98m (16'4") reducing to 2.26m (7'5") x 4.1m (13'5") reducing to 3.05m (10')

An excellent light and bright spacious room with crisp white walls, feature wall and lush grey carpet, modern style radiator, feature wall lighting and UPVC window.

KITCHEN DINER - 6.05m x 2.57m (19'10" x 8'5")

A showstopper kitchen with sleek matt units with soft closing doors and contrasting square edge worktops. Integrated Bosch electric oven, microwave, hob, and matching extractor hood. A cupboard houses the Ideal Logic combi boiler. Slide out larder cupboard, graphite radiator, Porcelain style tiled flooring, breakfast bar area with seating for four people with cupboard storage, brushed stainless steel sockets and switches, UPVC window and French doors to the rear garden.

INTEGRAL GARAGE/UTILITY - 3.5m x 6.05m (11'6" x 19'10")

A fantastic versatile space with utility area with plumbing for washing machine and high gloss fitted units with contrasting laminated worktops, stainless steel sink unit with rinser tap, extractor fan, UPVC window, up and over door, power, LED lighting and further access door to the rear garden.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

BEDROOM ONE - 3.6m x 3.1m (11'10" x 10'2")

A nicely presented room with modern style decoration, integrated storage cupboard, radiator, and twin UPVC windows.

BEDROOM TWO - 3.6m x 2.64m (11'10" x 8'8")

A double room with neutral decoration including carpet, over stairs storage cupboard, radiator, and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.3m (7'7") reducing to 1.3m (4'3") x 2.92m (9'7") reducing to 2.03m (6'8")

Currently used as a handy home office space with neutral decoration, integrated storage cupboard, radiator and UPVC window.

BATHROOM - 2.24m (7'4") reducing to 1.22m (4') x 3.05m (10') reducing to 1.37m (4'6")

A simply stunning modern white suite with waterfall taps, separate thermostatic shower unit with extractor fan, fully tiled walls, grey high gloss vanity storage units, tiled flooring with under floor heating, UPVC clad ceiling with stainless steel downlighters, and twin UPVC windows.

EXTERNALLY

PARKING & GARDENS

The front of the property benefits from a gated concrete driveway with a neat lawned frontage and gated access to the further westerly facing side garden laid to lawn with gated access to the low maintenance rear garden. The rear garden is brilliant for entertaining with easy access to the kitchen diner and is fully decked with integrated seating area.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

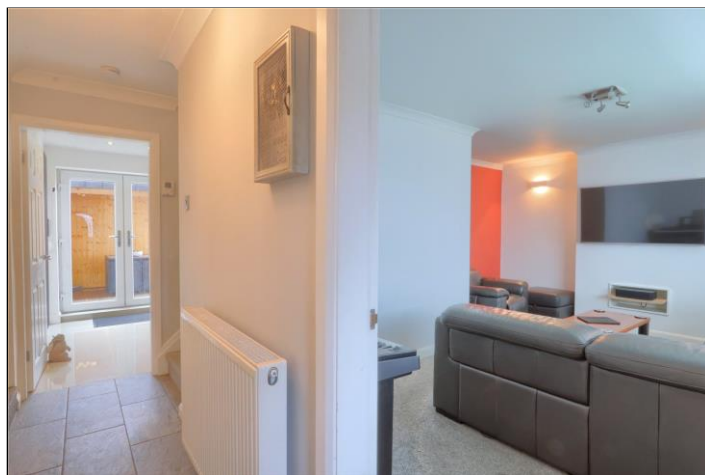
No Known Rights of Way

AGENTS REF: - CF/LS/RED240349/18042024

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

TO VIEW: Contact our Eston office on

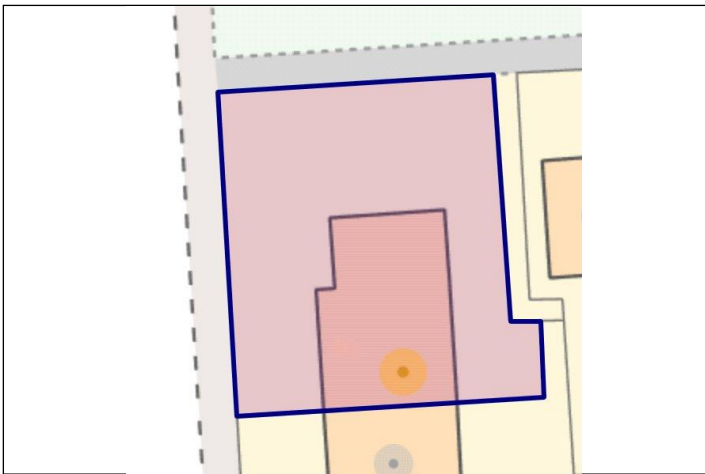
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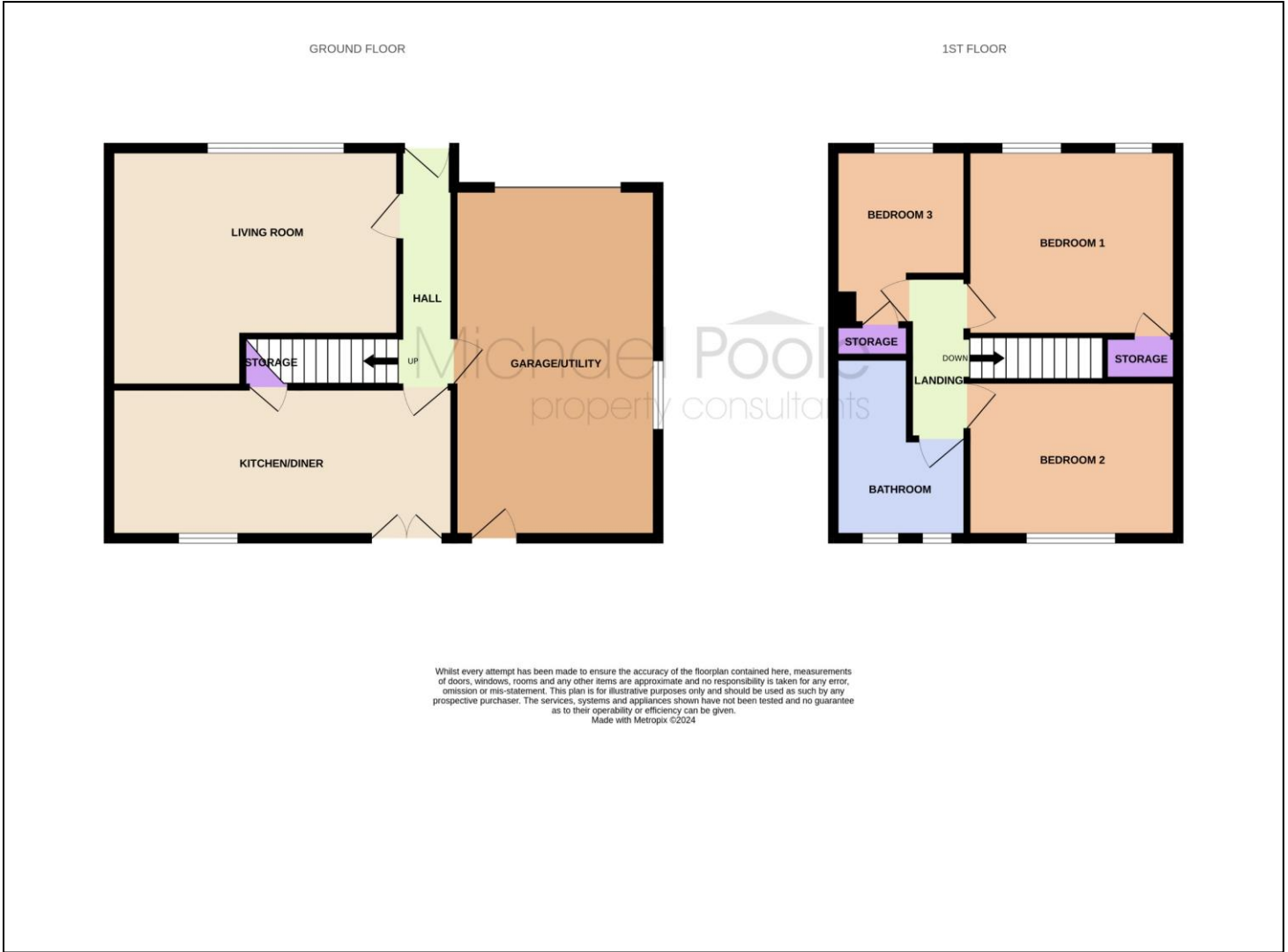


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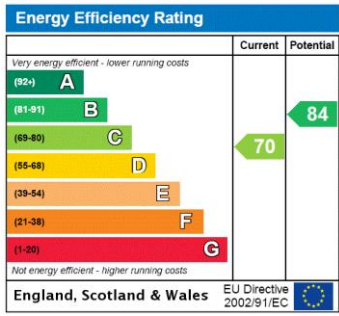


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