

FARNDALE WALK, ESTON, MIDDLESBROUGH, TS6 8EY



- ▲ Four Bedroom Terraced House
- ▲ Fantastic Spacious Property
- ▲ Ideal Family Home or Buy to Let

- ▲ 15ft Living Room
- ▲ Recent Replacement Combi Boiler
- ▲ Southerly Facing Rear Garden

£115,000

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Located in a popular area of Eston, this roomy four bedroom terraced property is ideal for a growing family or as a buy to let. Spacious both inside and out including a 15ft living room and low maintenance southerly facing rear garden. Brilliant for local amenities, schooling, and transport links.

- 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

HALL - 1.98m x 1.22m (6'6" x 4')

Part glazed UPVC entrance door, radiator, staircase to the first floor and door to the living room.

LIVING ROOM - 4.75m (15'7") reducing to 3.63m (11'11") x 4.1m (13'5") increasing to 4.57m (15') to the bow

A neutrally decorated bow windowed room with neutral carpet, decorative wood fire surround with living flame gas fire, radiator, and door to the dining room.

DINING ROOM - 2.77m x 2.8m (9'1" x 9'2")

With neutral decoration, under stairs storage cupboard, grey oak vinyl flooring, UPVC French doors open to the rear garden and opening through to the kitchen.

KITCHEN - 2.77m x 2.8m (9'1" x 9'2")

A high gloss fitted kitchen with contrasting roll edge worktops, integrated Bosch electric oven and gas hob with stainless steel splashback, oak vinyl flooring flows through from the dining room, fully tiled walls, UPVC window overlooking the rear garden and part glazed door to the utility.

UTILITY - An excellent space for any family with plumbing for washing machine, cupboard and shelved storage, tiled flooring, and twin UPVC doors.

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FIRST FLOOR

LANDING - With panelled doors to all rooms, radiator, and storage cupboard housing the recently installed Ideal combi boiler.

BEDROOM ONE - 4.52m x 2.8m (14'10" x 9'2")

A generous room with neutral decoration including grey carpet, radiator, and twin UPVC windows with open views.

BEDROOM TWO - 2.44m x 4.2m (8' x 13'9")

With neutral decoration and grey carpet, radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.5m (8'2") reducing to 1.45m (4'9") x 2.8m (9'2") reducing to 1.83m (6')

With neutral décor, radiator, over stairs storage cupboard, and UPVC window.

BEDROOM FOUR - 2.03m (6'8") reducing to 1.65m (5'5") x 3.18m (10'5")

With radiator and UPVC window overlooking the rear garden.

BATHROOM - 1.42m x 1.68m (4'8" x 5'6")

White suite with over bath electric shower, fully tiled walls, grey oak vinyl flooring, spotlight lighting and UPVC window.

WC - 0.91m x 1.68m (3' x 5'6")

Fully tiled walls with grey oak vinyl flooring and UPVC window.

EXTERNALLY

The front of the property benefits from a low maintenance block paved frontage with access to the shared alleyway. The rear of the property boasts a southerly facing low maintenance rear garden, fully block paved with outdoor tap and access to the storage area/workshop.

AGENTS REF: - CF/LS/RED240406/23042024

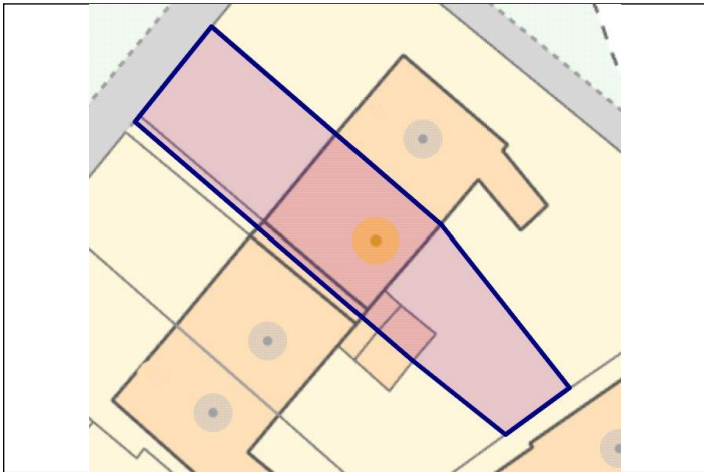
Council Tax Band: A **Tenure:** Freehold

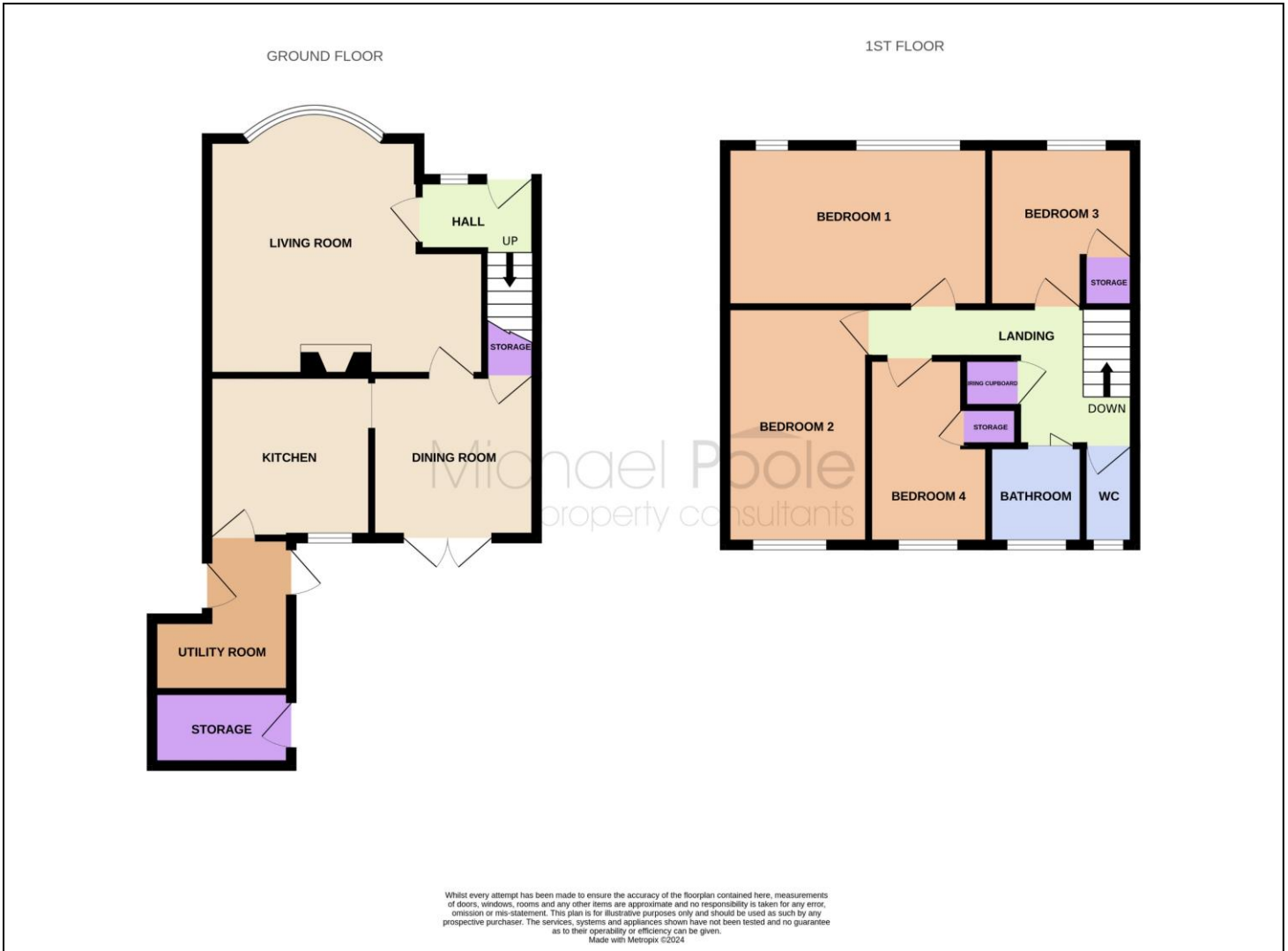
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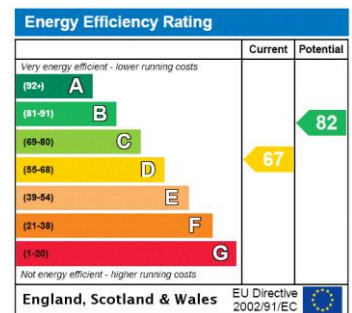


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