



Church Lane, Eston, Middlesbrough, TS6 9RA

| A Spacious, Like New Three Bedroom DETACHED Family Sized Home, Perfect For A Range Of Buyers Including First Time Buyers, Investor Buy To Let With A Healthy Return On Investment ROI And Onmovers Looking For A Great Priced/Sized Home In A Desirable Location Close To A Range Of Amenities & Transport Links | Two Reception Rooms With French Doors Leading To The Sun Trap South-West Facing Rear Garden | Modern Kitchen | Three Spacious Bedrooms | Driveway & Garage To Rear | Updated/Refitted Combi Boiler Heating System | Highly Desirable Residential Area | Viewings Available Now | Open To Offers |

Spacious Three Bedroom Detached Home With Separate Garage

Updated/Refitted Combination Boiler System

Driveway Parking & Garage To Rear

Modern & Neutrally Decorated With Luxury Fitted Blinds, Carpets & Flooring

A Generous Plot With Front, Side & Private South-West Facing Sun Trap Rear Garden

VIEWINGS & OFFERS ON THE ASKING PRICE

Fixed Price £129,995

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ENTRANCE HALL 9' 8" x 6' 3" (2.94m x 1.90m) MAX

PVC external door into hall, door to WC, central heated radiator, laminated timber flooring, stairs to first floor and door to;

GUEST WC

With dual flush WC, hand wash basin, central heated radiator and PVC double glazed window.

LIVING ROOM 13' 8" x 12' 3" (4.16m x 3.73m)

PVC double glazed window, fitted venetian blinds, central heated radiator, electric feature fire inset to surround, luxury fitted grey carpet, opening to the;

DINING ROOM 9' 9" x 7' 4" (2.97m x 2.23m)

With PVC double glazed patio sliding door to the rear garden, central heated radiator with timber cover, luxury fitted grey carpet and opening to the;

KITCHEN 9' 9" x 7' 7" (2.97m x 2.31m)

A modern range of fitted kitchen units, black roll top work surfaces, tiled splash backs, inset four ring gas hob, electric oven and grill, extractor hood, inset sink and drainer with mixer tap, space and plumbing for an automatic washing machine, space for a freestanding fridge freezer, wall mounted Baxi duo-tech combination boiler system (2 years old), PVC double glazed window with fitted venetian blinds, under stairs storage cupboard and a side external door to the rear garden.

FIRST FLOOR

LANDING

Stairs and landing with luxury fitted grey carpet, PVC double glazed window with fitted venetian blinds, airing cupboard, loft access hatch, doors to three bedrooms and door to bathroom.

BEDROOM ONE 13' 5" x 9' 2" (4.09m x 2.79m)

Master double bedroom with PVC double glazed window, fitted venetian blinds, luxury fitted cream carpet and central heated radiator.

BEDROOM TWO 10' 1" x 9' 2" (3.07m x 2.79m)

A second double bedroom with PVC double glazed window, fitted venetian blinds, luxury fitted cream carpet and central heated radiator.

BEDROOM THREE 8' 11" x 6' 1" (2.72m x 1.85m)

A third double bedroom with PVC double glazed window, fitted venetian blinds, central heated radiator and luxury fitted cream carpet.

BATHROOM 5' 6" x 6' 0" (1.68m x 1.83m)

With panelled bath, shower and folding screen over, tiled shower surround, hand wash basin, dual flush WC, central heated radiator and PVC double glazed window.

EXTERNALLY

FRONT GARDEN

With laid lawn, iron boundary fence and side access gate to rear garden.

REAR GARDEN & DRIVEWAY

A very pleasant and private South-West facing lawned rear garden with patio, mature shrubs and side access gate to the driveway that provides off road vehicle parking.

GARAGE 16' 10" x 8' 3" (5.13m x 2.51m)

With up and over door, professionally installed light and power points.

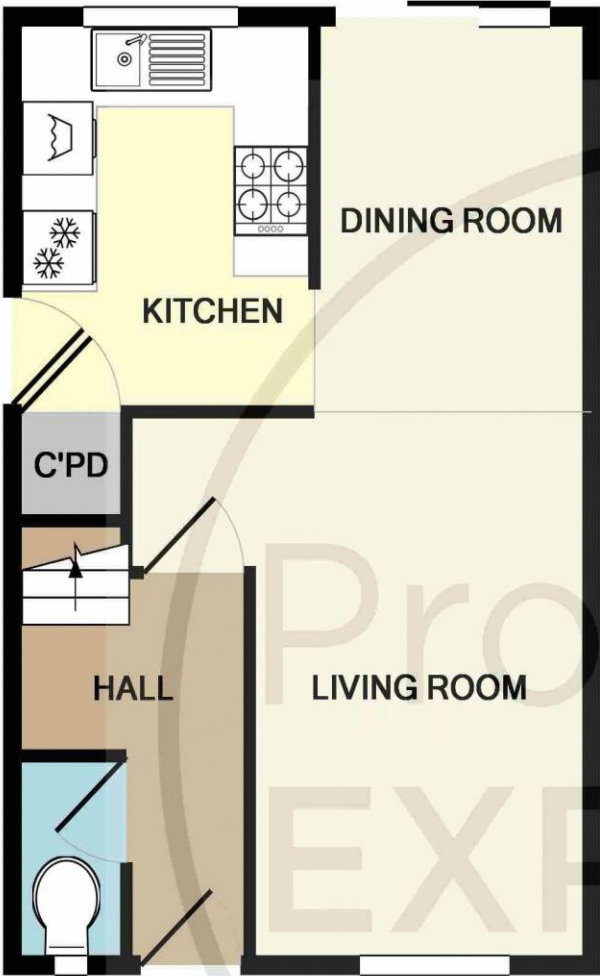


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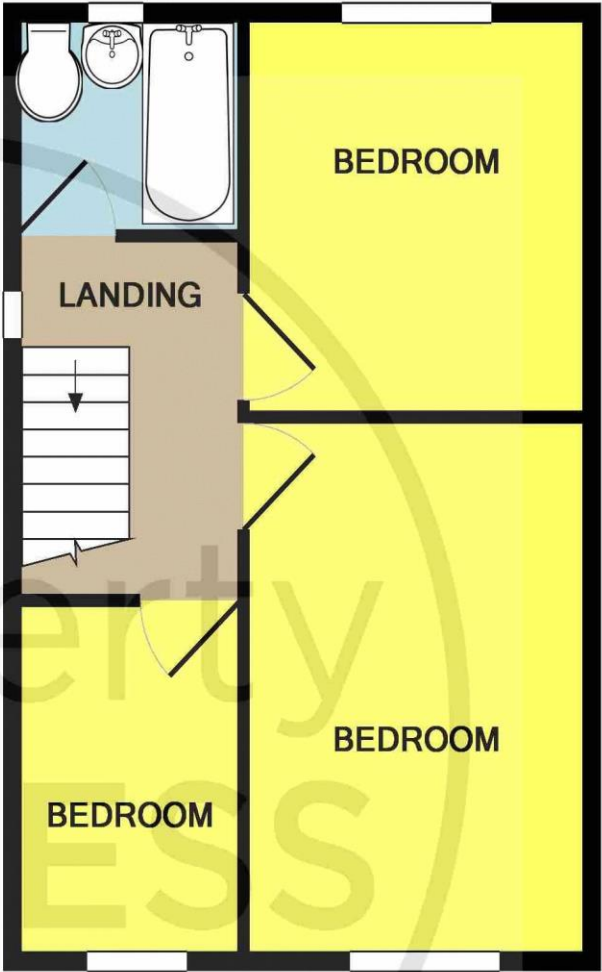


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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