



# 78 Church Lane

, Eston, TS6 9QR

£115,000

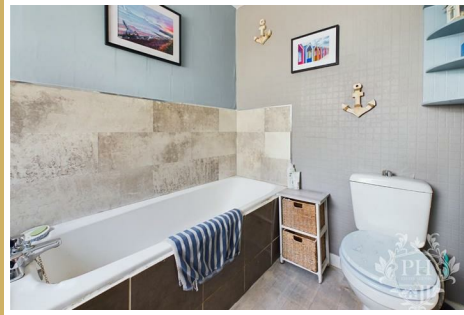




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## HALLWAY

9'7" x 3'0" (2.92m x 0.91m)

Upon entering through a charming pastel-painted UPVC double-glazed door from the expansive front garden, you are welcomed into a hallway with soaring high ceilings. This elegant corridor provides access to both the dining room and the staircase leading to the first floor.

## RECEPTION ROOM

14'1" x 12'0" (4.29m x 3.66m)

The harmonious colour scheme seamlessly transitions into the main reception room, prominently situated at the front of the property. This inviting space is generously sized to comfortably accommodate a three-piece suite and storage units, all while maintaining a sense of openness. The room is further enhanced by a striking feature fire surround, soaring high ceilings, and an expansive UPVC bay window that floods the area with natural light, creating a warm and welcoming atmosphere.

## DINING ROOM

12'6" x 12'0" (3.81m x 3.66m)

The spacious dining room is strategically located at the heart of the property, featuring a prominent UPVC double glazed window that floods the room with natural light. A charming feature fire surround adds a touch of elegance to the space, which can comfortably accommodate a large family dining table, perfect for gatherings and meals. This inviting room offers seamless access to the reception area through elegant double doors, as well as convenient connections to the hallway and kitchen, ensuring a smooth flow throughout the home.

## KITCHEN

8'5" x 7'9" (2.57m x 2.36m)

The kitchen boasts an array of elegant cream wall, base, and drawer units, perfectly complemented by wood-effect countertops that provide a striking contrast. This room is bathed in natural light thanks to a large UPVC double-glazed window and offers ample space for freestanding appliances. Additionally, it provides convenient access to both the dining room and the rear corridor, enhancing its functionality and flow.

## REAR HALLWAY

2'11" x 4'5" (0.89m x 1.35m)

The rear hallway connects the kitchen and bathroom and gains access to the ample size court yard with additional storage.

## BATHROOM

5'10" x 7'3" (1.78m x 2.21m)

The family bathroom is conveniently located on the ground floor, offering a well-appointed three-piece suite. This includes a stylish paneled bath equipped with shower attachments, a sleek hand basin, and a modern low-level w/c. The room is enhanced by the warmth of a radiator, elegant tiling throughout, and a frosted UPVC double-glazed window that ensures both privacy and ample natural light.

## LANDING

9'0" x 5'4" (2.74m x 1.63m)

The landing is split level and gains access to the three spacious bedrooms and loft.

## BEDROOM ONE

11'3" x 15'6" (3.43m x 4.72m)

The first bedroom, situated at the front of the property, boasts an abundance of natural light through its two expansive UPVC double glazed windows. The room is kept warm and cozy by a well-placed radiator, while the charming feature fire surround adds a touch of elegance and character. This spacious bedroom easily accommodates a king-size bed along with larger storage units, all while maintaining a minimalist aesthetic. The high ceilings enhance the sense of openness, creating an airy and inviting atmosphere.

## BEDROOM TWO

12'6" x 9'9" (3.81m x 2.97m)

The second bedroom, situated at the heart of the property, is generously proportioned. This spacious room comfortably accommodates a double bed along with multiple storage units. It is enhanced by a large UPVC double glazed window that floods the space with natural light, a cozy radiator for warmth, and an elegant feature fire surround that adds a touch of charm.

## BEDROOM THREE

11'6" x 7'11" (3.51m x 2.41m)

The third bedroom, nestled at the rear of the property, offers a cozy and intimate space. Despite being the smallest of the three

bedrooms, it comfortably accommodates a small double bed along with smaller storage units. This charming room features two UPVC double glazed windows that allow ample natural light to flood in, a radiator to keep the room warm and inviting, and an elegant grey carpet that adds a touch of sophistication to the space.

### EXTERNAL

This charming property features abundant on-street parking, ensuring convenience for residents and visitors alike. Excellent public transport links are readily accessible, with nearby bus stops providing easy commuting options. The expansive front garden welcomes you with a well-maintained pathway leading to the entrance. Nestled within this garden is a cozy seating area, perfect for relaxing outdoors, and a vast stretch of lush, green lawn that adds to the property's appeal. At the rear, you'll find a quaint, covered yard that not only offers additional outdoor space but also houses the property's boiler, ensuring practical functionality.

### IMPORTANT INFORMATION

#### Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.