



41 Tawney Road  
Eston, TS6 9RU

£90,000





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## Porch

4'0" x 12'0" (1.23m x 3.67m)

Step through the spacious front garden and into a bright, welcoming porch. The UPVC double-glazed windows let in plenty of natural light, and there's ample room for coats, boots, and all your outdoor gear.

## Hallway

10'5" x 5'7" (3.20m x 1.72m)

The hallway glows with natural light, its crisp white walls stretching along the space. Alongside, there's plenty of room for storage units to neatly tuck away outdoor gear—coats hanging ready for the chill, shoes lined up patiently on the floor. The blue carpet, soft underfoot but showing signs of wear, hints at the need for a little care to restore its inviting charm. A radiator hums quietly nearby, gently warming the area and adding a cozy touch to this everyday entryway.

## Downstairs WC

4'7" x 4'5" (1.40m x 1.36m)

The downstairs WC features a modest frosted glass window that gently filters natural light into the space while maintaining complete privacy. Inside, a compact hand basin is paired with a petite hanging cabinet, offering convenient storage without crowding the room. The entire space is enveloped in soft, neutral white walls, creating a clean and calm atmosphere.

## Kitchen

10'3" x 10'2" (3.14m x 3.10m)

The kitchen features warm wooden cabinets and drawers that contrast beautifully with sleek black countertops, providing ample space for meal preparation. An integrated oven and hob blend seamlessly into the design, accompanied by a compact fridge and a washing machine tucked neatly beneath the counters. Dark tiles cover the floor, grounding the space with a subtle, sophisticated touch. A double-glazed UPVC window invites natural light to pour in, brightening the room and highlighting its inviting atmosphere.

## Reception Room

9'10" x 20'11" (3.02m x 6.40m )

This spacious reception room features elegant double UPVC French doors that open onto the rear garden, flooding the space with warm, natural light. A cozy gas fireplace adds charm and comfort, while two separate radiators ensure the room stays pleasantly warm. Underfoot, a classic vintage carpet welcomes you, adding a touch of nostalgic character to the inviting atmosphere.

## Bedroom one

10'8" x 10'7" (3.26m x 3.23m )

The bedroom features vintage carpet underfoot, showing signs it could benefit from a little tender loving care. The walls are painted in a warm blend of orange and white, creating a cozy yet vibrant atmosphere. Natural light pours in generously through the UPVC window, brightening the entire space with a soft, inviting glow.

## Bedroom Two

9'11" x 7'6" (3.04m x 2.29m)

The second bedroom features a double UPVC window that floods the space with soft, natural light. A compact radiator quietly warms the room, complementing the cozy feel created by the vintage-style carpet underfoot. Crisp white walls wrap around the space, offering a clean, blank canvas ready to be transformed with your personal touch.

## Bedroom Three

9'11" x 13'4" (3.03m x 4.08m)

The final spacious bedroom features pristine white walls, offering a fresh blank canvas ready to be personalized with your choice of decor. A UPVC window fills the room with natural light, brightening the space throughout the day. Below, a radiator ensures cozy warmth during cooler months, while soft carpet underfoot adds a comforting touch, making the room feel inviting and restful.

## Bathroom

4'7" x 9'3" (1.40m x 2.82m)

This bathroom could definitely benefit from a little tender loving care. The walls are adorned with crisp white tiles that brighten the space, giving it a clean and classic feel. A bathtub sits beneath an overhead shower, complete with a wrap-around shower curtain that offers a cozy sense of privacy while you wash. Natural light filters gently through a long frosted UPVC window, keeping the room bright without compromising on privacy. A compact hand basin is paired with a hanging cupboard above it, providing a handy spot to store all your bathroom essentials within easy reach.

## IMPORTANT INFORMATION

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.

Tel: 01642 462153

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.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on

these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



Road Map



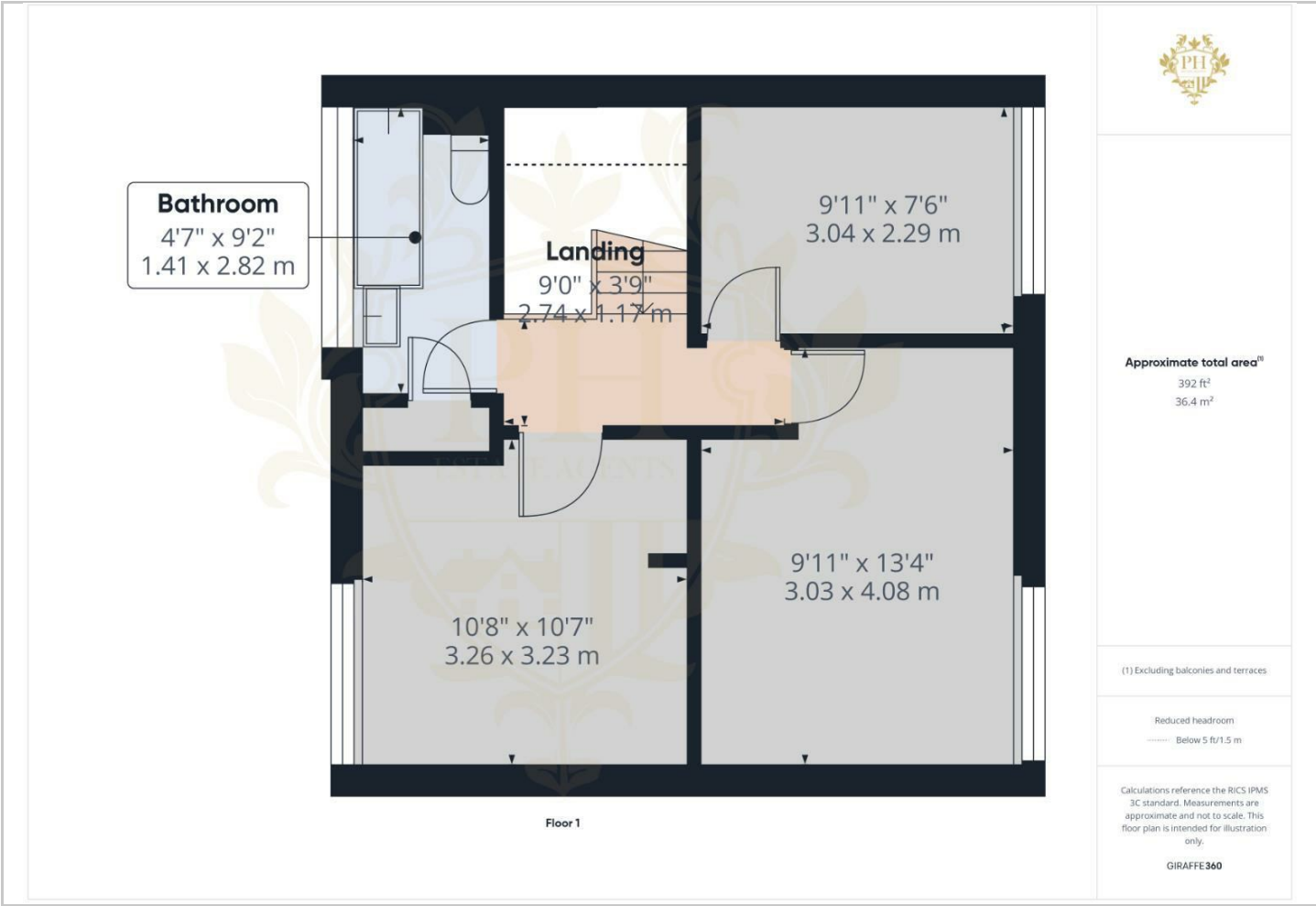
Hybrid Map



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.