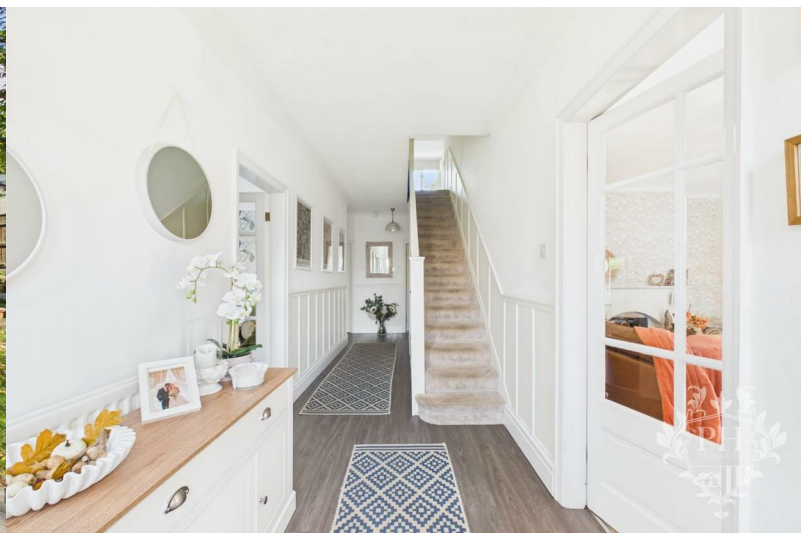




132 High Street

Eston, Middlesbrough, TS6 9EN

£399,950



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MAIN HOUSE HALLWAY

6'4" x 23'0" (1.93m x 7.01m)

Accessed from the side aspect of the property via a white UPVC double-glazed entrance door, you are welcomed into a bright and spacious entrance hallway that provides access to the property's two reception rooms, kitchen/diner, ground-floor bedrooms and staircase leading to the first floor. The hallway offers an inviting first impression, enhanced by its high ceilings, contemporary lighting and neutral laminate flooring, creating a light and airy atmosphere. A radiator provides warmth and comfort, while the hallway's practical layout allows for convenient access to the principal living areas and accommodation throughout the property.

FIRST RECEPTION ROOM

14'0" x 17'10" (4.27m x 5.44m)

Situated to the right of the entrance hallway, the first reception room is a generously proportioned and versatile living space, offering ample room for a large L-shaped sofa, additional seating and substantial storage units without compromising on floor space. The room benefits from an abundance of natural light, enhanced by French doors opening directly onto the rear patio, providing a seamless connection between the indoor living area and the outside space. A UPVC double-glazed window to the side aspect further contributes to the bright and welcoming atmosphere. The focal point of the room is a charming log-burning stove, creating a cosy and inviting setting during the colder months, while a radiator provides additional heating. This spacious reception room offers an ideal environment for both relaxing with family and entertaining guests.

SECOND RECEPTION ROOM

10'9" x 13'3" (3.28m x 4.04m)

The reception room is beautifully presented in a neutral colour scheme, creating a bright, welcoming and comfortable living space. Generously sized, the room offers ample space for multiple sofas and additional furnishings, making it ideal for both relaxing and entertaining. A large UPVC double-glazed bay window allows an abundance of natural light to flood the room, while offering pleasant views of the surrounding greenery. The window is complemented by stylish patterned Roman blinds, adding a touch of character and elegance. Further features include attractive dark wood-effect flooring, decorative coving and a contemporary ceiling light. The room is tastefully furnished with complementary décor, a central coffee table and practical storage furniture, creating a well-balanced and inviting environment that prospective purchasers can easily envision making their own. From the second reception room you gain access to the utility room.

KITCHEN

13'10" x 13'11" (4.22m x 4.24m)

Situated to the rear of the property, the kitchen is a bright and contemporary space, thoughtfully designed to combine style and practicality. The room features an attractive range of sage mint wall, base and drawer units, complemented by elegant marble worktops, creating a modern and sophisticated finish. A central island provides an additional preparation area and incorporates a gas hob, making it an ideal space for cooking and entertaining. The kitchen further benefits from two built-in electric ovens and offers ample space for additional freestanding appliances. Wood flooring runs throughout, adding warmth and character to the room, while a radiator provides heating. UPVC French doors with a bay window design allow natural light to flood the space and create an attractive outlook, further enhancing the bright and welcoming atmosphere.

UTILITY

10'9" x 6'0" (3.28m x 1.83m)

A well-appointed utility room offering excellent practicality and additional storage. The room features an extensive run of wood-effect fitted base units, complemented by sleek dark work surfaces and an inset stainless steel sink with mixer tap. There is space for both a washing machine and tumble dryer, making it an ideal dedicated laundry area. A window provides plenty of natural light, while the neutral décor and dark wood-effect flooring complete this functional and well-presented space.

GROUND FLOOR BATHROOM

6'9" x 8'6" (2.06m x 2.59m)

A beautifully presented, contemporary ground floor bathroom, finished to a high standard with elegant marble-effect wall and floor tiling. The room features a modern white bathtub with a glass shower screen, complemented by stylish grey fitted vanity storage and a sleek white countertop. Further benefits include a WC, wall-mounted mirror, attractive greenery and tasteful accessories, creating a fresh, bright and tranquil space. A frosted window allows natural light to filter in while maintaining privacy, completing this stylish and practical addition to the home.

GROUND FLOOR BEDROOM

10'11" x 10'10" (3.33m x 3.30m)

A well-presented ground floor bedroom offering versatile accommodation, ideal for use as a guest bedroom, home office or additional living space. The room features neutral décor, a soft carpeted floor and a large window allowing plenty of natural light to fill the space. With ample room for a bed and desk setup, this practical bedroom offers a comfortable and adaptable space to suit a variety of needs.

FIRST FLOOR LANDING

6'1" x 10'8" (1.85m x 3.25m)

The spacious first-floor landing provides access to two well-proportioned bedrooms and offers a bright and airy feel. The area benefits from a UPVC double-glazed window, allowing plenty of natural light to enter, and also features useful eaves storage, providing additional space for household items and belongings.

BEDROOM ONE

9'9" x 22'1" (2.97m x 6.73m)

Situated on the first floor, this beautifully presented bedroom offers a wonderful combination of character, comfort and style. The room is tastefully decorated in a neutral colour palette, complemented by soft carpeting and elegant furnishings, creating a bright and inviting atmosphere. A standout feature is the attractive exposed brick fireplace, adding a distinctive touch of character and charm to the space. The room further benefits from a Velux-style roof window, allowing natural light to flow in, along with ample space for a double bed and additional bedroom furniture.

A particularly desirable feature is the ****private en-suite shower room****, finished with contemporary marble-effect wall tiling, a spacious walk-in shower with glass screen, twin pedestal wash basins and a WC. Decorative patterned floor tiles and stylish gold-effect fittings add an elegant finishing touch, creating a luxurious and practical space.

This impressive bedroom would make an ideal principal bedroom or guest suite, offering the added convenience and privacy of its own en-suite facilities.

Tel: 01642 462153

BEDROOM TWO

11'6" x 13'7" - 8'5" x 7'10" (3.51m x 4.14m - 2.57m x 2.39m)

A beautifully presented and generously proportioned bedroom, offering a stylish and comfortable retreat with the added benefit of a separate dressing area. The room features a contemporary neutral décor, soft carpeting and a striking exposed brickwork feature, adding character and charm throughout. The sloping ceilings, complemented by multiple Velux windows, allow plenty of natural light to flood the space, creating a bright and airy feel.

The bedroom comfortably accommodates a large double bed, with ample space for additional furnishings. There is also excellent storage potential, with a range of freestanding wardrobes and matching bedroom furniture. The adjoining dressing area provides a versatile additional space, ideal for getting ready, creating a dressing room or incorporating a dedicated dressing table or workspace.

Combining generous proportions, attractive character features and a practical layout, this impressive bedroom offers a wonderful blend of style and functionality.

ANNEX HALLWAY

9'4" x 7'1" (2.84m x 2.16m)

The bright and practical annex hallway offers a range of useful features, including fitted storage units providing convenient space for household essentials. There is also a designated space for a washing machine, complete with plumbing, making it ideal for everyday convenience. The hallway further benefits from a radiator, ensuring warmth and comfort throughout the space, and provides access to the reception room/kitchen, bathroom and staircase leading to the first floor.

RECEPTION/ KITCHEN

17'3" 11'10" (5.26m 3.61m)

The annex reception room/kitchen can be accessed via the hallway or through the bi-folding doors, which open out onto the patio area, creating a pleasant connection between the indoor and outdoor living spaces. The room offers ample space for a sofa and additional storage units, providing a versatile area for both relaxing and entertaining. The kitchen is fitted with contemporary white high-gloss base and drawer units, complemented by attractive wood-effect worktops and an inset sink. There is also space for freestanding appliances, allowing flexibility to suit individual requirements. Further benefits include an electric radiator, providing heating and comfort throughout the room.

GROUND FLOOR BATHROOM

7'8" x 6'4" (2.34m x 1.93m)

A spacious and beautifully presented bathroom serving the ground floor of the annex, finished in a contemporary style with neutral décor and attractive wood-effect flooring. The room features a generous corner shower enclosure with modern chrome fittings, complemented by marble-effect wall tiling and stylish decorative detailing. A contemporary white vanity unit with ample storage sits alongside a matching wash basin and wall-mounted mirror, while a WC completes the suite. A window provides natural light, creating a bright and airy atmosphere throughout. This well-appointed bathroom offers both style and practicality for annex living.

FIRST FLOOR LANDING

7'8" x 3'8" (2.34m x 1.12m)

The spacious first-floor landing within the annex benefits from a UPVC double-glazed window to the side aspect, allowing natural light to flow into the space. The landing offers excellent potential for the installation of built-in storage, providing a practical solution for keeping belongings neatly organised. The area also provides access to the bedroom, creating a functional and well-laid-out living space within the annex.

BEDROOM ONE

13'6" x 15'4" (4.11m x 4.67m)

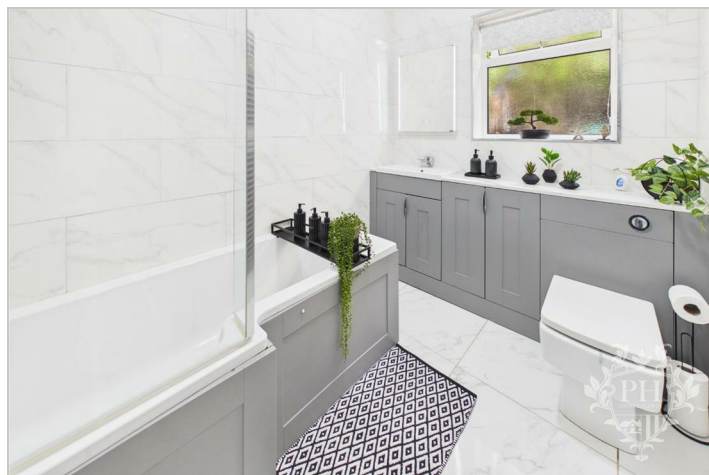
A bright and spacious bedroom situated on the first floor of the annex, featuring attractive wood-effect flooring and neutral décor throughout. The room benefits from a sloping ceiling with multiple skylight windows, allowing an abundance of natural light to flood the space and creating a light and airy atmosphere. Further features include a wooden bed frame, bedside table and ample space for additional furnishings, making this a comfortable and versatile bedroom within the annex accommodation.

GARAGE

20'4" x 19'5" - 23'4" x 20'11" (6.20m x 5.92m - 7.11m x 6.38m)

****Detached Double Garage with Room Above****

Situated to the rear of the grounds, the property benefits from a detached double garage, providing generous space for vehicle storage, additional storage or workshop use. A particularly appealing feature is the separate room positioned above the garage, offering excellent versatility and exciting potential for a variety of uses.



Road Map



Hybrid Map



Terrain Map



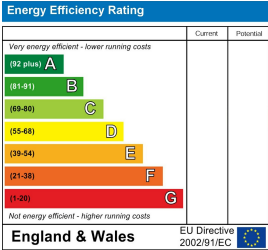
Floor Plan



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



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