

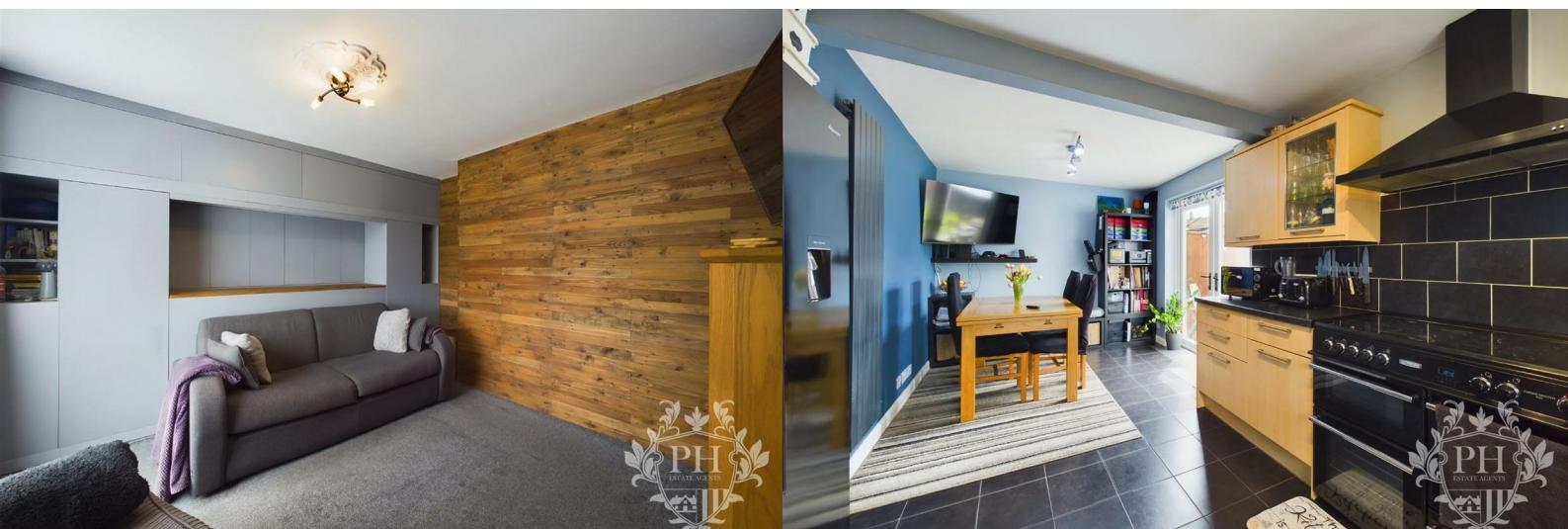


PH ESTATE AGENTS



75 Grisedale Crescent  
, Eston, TS6 7QL

£90,000



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## HALLWAY

11'4" x 6'1" (3.45m x 1.85m)

Step through the sleek black composite door and into the warm, inviting hallway. Natural light spills in from the small UPVC double-glazed window set into the side wall, illuminating the rich tones of the laminate flooring beneath your feet. The walls, painted a soothing neutral shade, rise to meet the ceiling, creating a sense of airy openness. From this central hub, doors lead to the welcoming reception room, the heart of the home - the kitchen diner, and the staircase curving upward to the first floor.

## RECEPTION ROOM

11'1" x 10'1" (3.38m x 3.07m)

The spacious reception room offers generous proportions, thoughtfully maximized by the current owner's clever installation of a multi-functional storage system. This ingenious design folds seamlessly into a comfortable bed, complete with hanging space for garments and shelves for stowing personal items, maintaining a clutter-free aesthetic. The room is flooded with natural light pouring in through the modern double-glazed UPVC window. A striking feature wall, adorned with sleek wooden slats, adds a touch of contemporary chic to the overall décor.

## KITCHEN DINER

9'0" x 18'11" (2.74m x 5.77m)

The kitchen diner is a light-filled haven, boasting an abundance of stylish wall, base, and drawer units, their rich tones beautifully contrasted by the gleaming worktops. Sunlight streams in through the expansive UPVC double-glazed window, illuminating the space. But the pièce de résistance is the elegant French doors, which swing open to

reveal the meticulously maintained rear garden. On warm summer days, this seamless transition from indoors to outdoors creates the perfect setting for al fresco dining and relaxation.

## GROUND FLOOR W/C

The ground floor offers a small low level W/C for convenience, this room also houses the properties boiler.

## LANDING

8'4" x 6'2" (2.54m x 1.88m)

The landing is bright from the UPVC double glazed window to the side aspect and gains access to the three bedrooms, family bathroom and loft.

## BEDROOM ONE

13'2" x 9'7" (4.01m x 2.92m)

The first bedroom is a spacious double room located at the front of the property. It boasts a large UPVC double glazed window, allowing for an abundance of natural light to flood the space. The room also features a built-in storage system, providing ample space to keep your belongings organized and within easy reach, adding to the overall convenience and functionality of the room.

## BEDROOM TWO

8'6" x 10'10" (2.59m x 3.30m)

Retreat to the cozy second bedroom, nestled at the back of the property for a peaceful escape. This compact double room makes the most of its space, featuring a convenient built-in cupboard for storing your essentials. Natural light pours in through the UPVC double glazed window, and the radiator ensures a warm and welcoming atmosphere.

## BEDROOM THREE

7'6" x 8'11" (2.29m x 2.72m)

Nestled at the front of the property, the third bedroom is a charming retreat, perfect for a single occupant. Natural light pours in through the UPVC double glazed window, and the single radiator ensures a warm and welcoming atmosphere. Although the smallest of the three bedrooms, this space is thoughtfully proportioned to comfortably accommodate a single bed, with overhead storage units cleverly maximizing the available space. It's an ideal setup for a cozy reading nook, a peaceful home office, or a serene guest room.

## FAMILY BATHROOM

5'5" x 7'7" (1.65m x 2.31m)

Step into the sleek, modern oasis of the family bathroom, where clean lines and thoughtful design create a space both stylish and practical. The three-piece suite anchors the room, featuring a spacious paneled bath, perfect for long, relaxing soaks. A state-of-the-art thermostat shower ensures the perfect water temperature, every time. The wall-mounted WC and matching hand basin unit offer a touch of sophistication, while the handy storage cabinet beneath the basin keeps essentials within

reach but out of sight. The walls, partially clad in easy-to-clean tiles, complete the look and ensure effortless maintenance for years to come.

## EXTERNAL

The property boasts ample off-street parking at the front, comfortably accommodating two vehicles. A picturesque pathway leads to the rear, where a sprawling, meticulously manicured garden awaits. This serene oasis, perfect for lounging with friends on sultry summer afternoons, exudes tranquility. The vendor's ingenuity is showcased in the former brick storage room, now a fully functional home office. Enhanced with a secure UPVC double-glazed door, this clever conversion maximizes the property's potential.

## PROPERTY INFORMATION

New boiler fitted in Sept 2023 with a 10 year guarantee in place.

Solar panels were installed 14/10/2015 providing free electricity.

Electrical Installation certificates can be provided for rewire in 2013



## Road Map



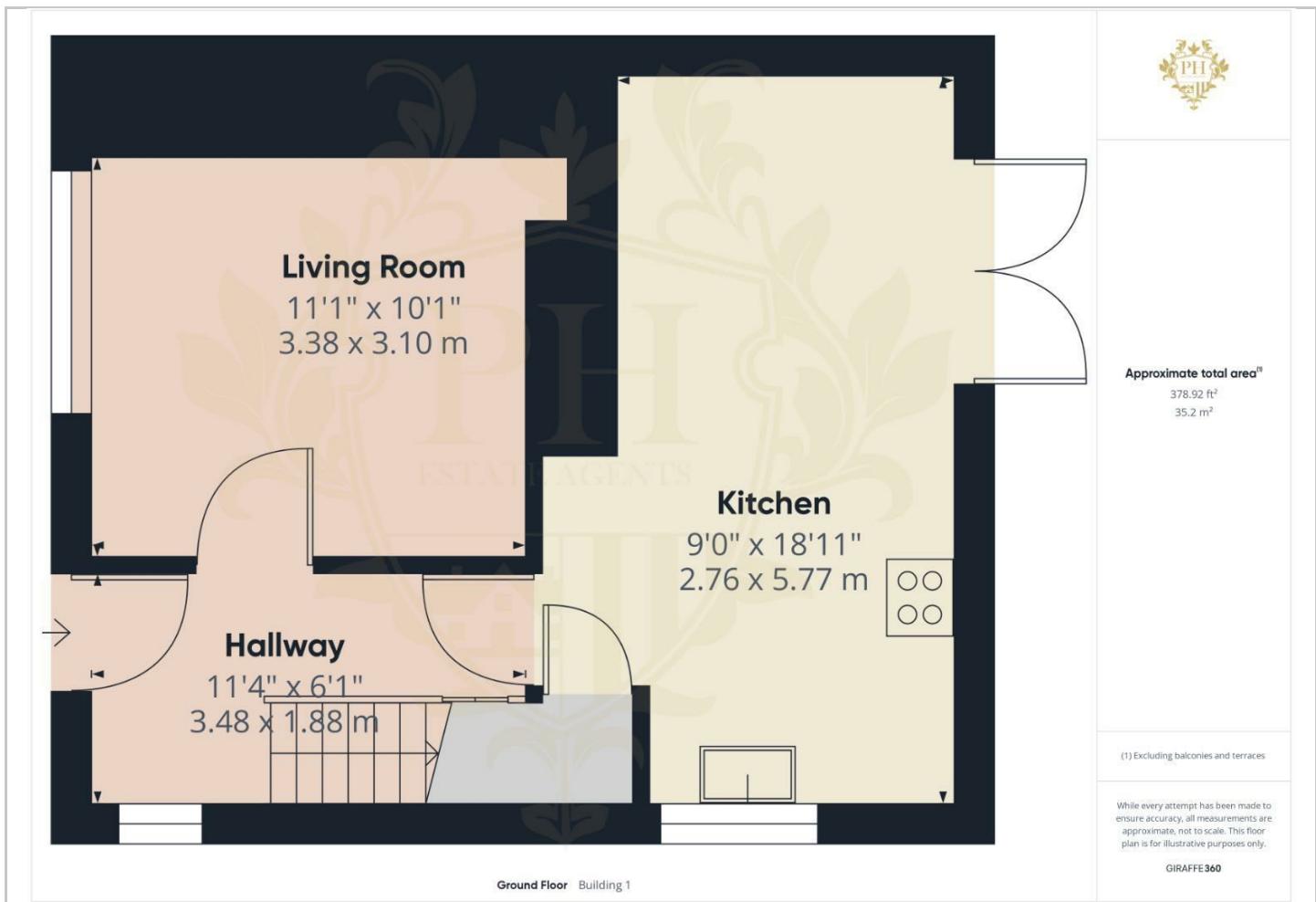
## Hybrid Map



## Terrain Map



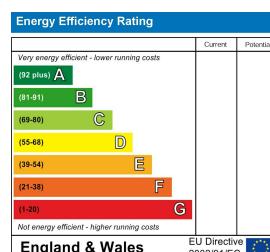
## Floor Plan



## 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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