PH ESTATE AGENTS



10 Ironstone Court Trunk Road

, Eston, TS6 9QG

£60,000

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, Eston, TS6 9QG

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Hallway

The entrance hall, with its bright white walls and neutral flooring, has a cosy feel and has small inbuilt shelving, perfect for neatly storing your shoes.

Livingroom

The main reception room is a large, open-plan space that flows seamlessly into the kitchen, creating a wonderful sense of flow and connection. Wood flooring unifies the space, while white painted walls with a large feature wallpapered wall adds elegant charm. Spotlights along the ceiling cast a warm, inviting glow, and a uPVC double-glazed window to the rear elevation brings in plenty of natural light. A central heating radiator ensures a warm atmosphere, even on chillier days.

Kitchen

The kitchen extends from the reception room and features the same wood flooring. There is an array of wood base, wall and drawer units, providing plenty of storage and also benefits from an integrated oven, hob, and extractor fan. The boiler can also be found in the kitchen. Ceiling spotlights provide bright lighting, making meal prep a breeze.

Bedroom 1

Bedroom One is a serene retreat with a uPVC double-glazed window to the rear elevation that fills the room with natural light. There is carpet underfoot, while the walls are painted in a crisp white with a feature wall in a damask neutral pattern and a further neutral wallpaper wall with a hint of shimmer. This bedroom exudes a sense of calm and relaxation

Bedroom 2

Bedroom Two offers a modern vibe with grey carpet that feels soft underfoot and neutral painted walls that create a calming backdrop. A large uPVC double-glazed window to the side elevation bathes the room in sunlight and a central heating radiator ensures a cosy atmosphere, even on cool mornings.

Bathroom

The bathroom is a welcoming retreat, featuring a three-piece suite, including a toilet, modern basin and bathtub with an overhead shower. The walls are tastefully tiled, making it easy to keep clean. A white ladder-style towel warmer and inbuilt shelving provide practical storage solutions. The floor is tiled in black, adding luxurious contrast, while ceiling spotlights bathe the space in a soft, flattering glow.

External

Outside, this home boasts an allocated parking space to the rear, ensuring convenient access for residents. The main entrance is secured with a key-access system, providing peace of mind for homeowners.

Step into this charming home and make it your own. With its inviting atmosphere, thoughtful design, and convenient location, this property is perfect for those seeking a cosy haven in a well-appointed space. Don't miss your chance to call this delightful home yours!

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. 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.

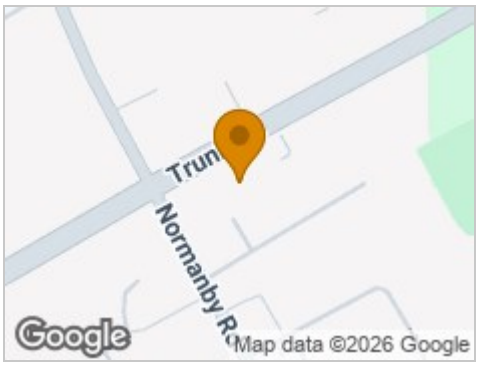
Terms & Conditions / Disclaimers

- 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



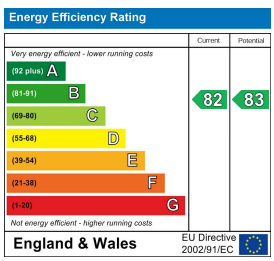
Floor Plan



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.

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