



PH ESTATE AGENTS



25 Highfield Road  
Eston, Middlesbrough, TS6 9LR

£160,000



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## ENTRANCE HALLWAY

3'9 x 7 (1.14m x 2.13m)

As you step through the solid, inviting black double-glazed composite door, you are greeted by the warm, welcoming embrace of the entrance hall. The walls are adorned with a delicate glitter detail and one stunning feature wall adorned with a tasteful wallpaper, while the wood flooring underfoot provides a comfortable, smooth surface. A central heating radiator subtly warms the space, and the storage cupboard and loft space above offer practical solutions for keeping the home organised. The entrance hall serves as a charming gateway to the rest of the home, inviting you to explore further.

## RECEPTION ROOM

12'9 x 11'11 (3.89m x 3.63m)

The reception room is a true masterpiece of modern design, featuring a stunning feature electric fireplace with a realistic log burner effect that creates a cosy, inviting ambiance. The wood flooring perfectly complements the light neutral walls, which are further enhanced by a stunning feature wallpaper wall. A central heating radiator ensures a consistent warmth throughout the space, while the white uPVC French doors that lead to the conservatory invite you to step outside and enjoy the outdoors.

## CONSERVATORY

8'9 x 9'5 (2.67m x 2.87m)

The conservatory is bathed in bright, natural light

that fills the space with a warm, welcoming glow. The electric wall heater ensures you'll stay cosy and comfortable, even on cooler days, while the uPVC door that leads to the garden encourages you to step outside and enjoy the fresh air. Ceiling spotlights provide additional illumination, creating a perfect setting for relaxation or entertainment.

## KITCHEN

8'3 x 9'11 (2.51m x 3.02m)

The kitchen features white wood kitchen wall and base units with black marble worktop with its shimmering glitter detail and houses a sleek, integrated sink that overlooks the lovely side aspect bow window, allowing natural light to flood the space. High-end appliances, including a dishwasher, oven, hob, and extractor fan, are seamlessly integrated into the design, while the walls are tiled in a modern, white wall tile with a matching black splash back behind the hob. A central heating radiator ensures the space remains warm and inviting, while an external door leads to the outdoor living space.

## BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

The bathroom includes a luxurious three-piece suite with a toilet and basin set in a vanity unit and a large, walk-in shower with an additional rainfall showerhead. The walls are clad in white marble-style tile for easy cleaning and maintenance, while a double-glazed frosted

window allows gentle natural light to filter in. A chrome ladder-style towel warmer ensures you'll always have a warm, cosy towel, while ceiling spotlights provide bright, even illumination.

## BEDROOM ONE

17'1 x 11'11 (5.21m x 3.63m)

Bedroom one is a spacious, modern oasis located at the front of the home. Large windows allow abundant natural light to flood the room, while a central heating radiator ensures a consistent warmth. The gorgeous six-door white gloss fitted wardrobes and matching drawer units provide ample storage, making this a perfect retreat for relaxation or sleep.

## BEDROOM TWO

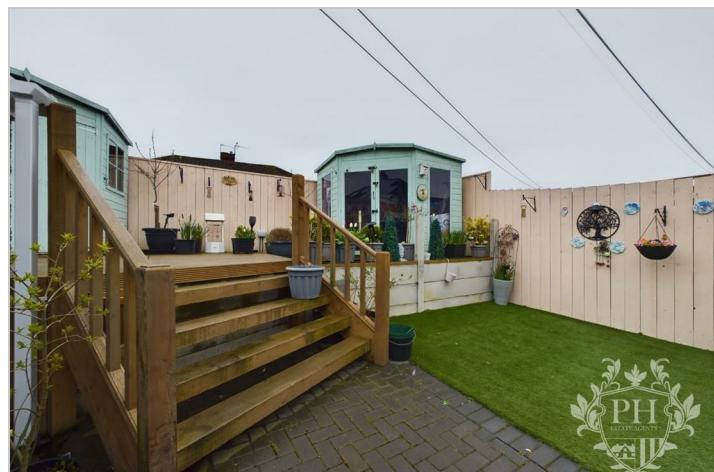
8' x 10 (2.44m x 3.05m)

Bedroom two is also generously sized, featuring modern grey wallpaper that creates a soothing, calming atmosphere. A central heating radiator ensures the space remains warm and cosy, while the carpeted floor provides a luxurious feel

underfoot. Large windows allow plentiful natural light to illuminate the room, creating a bright, airy space.

## EXTERNAL

Externally, the home offers a low-maintenance front aspect with pebbles and slate chippings that create a welcoming curb appeal. A long resin driveway leads to the garage and rear garden, which is a veritable oasis of relaxation and enjoyment. Artificial grass ensures a lush, green appearance year-round, while a raised decking area provides the perfect spot for al fresco dining or a peaceful morning coffee. The current owners have also installed a modern storage shed and a charming summer house, perfect for hosting guests, enjoying a book, or simply relaxing in the fresh air. The home features solar panels on the roof, demonstrating a commitment to sustainability and energy efficiency.



## Road Map



## Hybrid Map



## Terrain Map



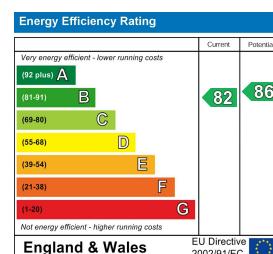
## Floor Plan



## 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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