



249 High Street
, Eston, TS6 8DA

£65,000

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ENTRANCE

Entering through a UPVC double glazed door into an ample hallway that leads to the first floor and reception room.

RECEPTION ROOM

15'10" x 13'2" (4.83m x 4.01m)

The reception room sits at the front of the house, welcoming in plenty of natural light through a large UPVC double glazed window. There's ample room for a comfortable two-piece sofa set, along with additional space for storage units or shelving, making it a versatile area for both relaxation and entertaining guests.

DINING ROOM

19'2" x 9'9" (5.84m x 2.97m)

At the back of the property, you'll find the dining area, seamlessly connected to the kitchen in an open-plan layout. There's plenty of space here for a full-sized dining table, making it perfect for family meals or entertaining guests. Sunlight pours in from the adjoining conservatory, which you can access directly through a set of French doors, creating an inviting atmosphere that blends indoor comfort with views of the garden.

CONSERVATORY

9'2" x 11'3" (2.79m x 3.43m)

The conservatory, which you can enter directly from the dining area, is framed by a charming dwarf wall and surrounded by UPVC windows that let in plenty of natural light. At one end, a

set of French doors open out onto the garden, creating a seamless connection between indoor and outdoor spaces. The room is spacious enough for a cozy small sofa and a few compact storage units, making it an inviting spot to relax or enjoy the view of the garden.

KITCHEN

19'2" x 9'9" (5.84m x 2.97m)

The kitchen is ready for an update, but as it stands, it features a collection of pale-colored cabinets and drawers that line the walls and base of the space, offering ample storage. A large UPVC window on the side wall fills the room with natural light, creating a bright atmosphere throughout the day. From here, a matching UPVC door leads directly into the utility area, making it easy to transition between spaces.

REAR ENTRANCE

5'5" x 12'3" (1.65m x 3.73m)

Renovation has begun on the rear entrance, though the project is still unfinished. Through this room, you can step directly into the garden, where the outdoors is just a few paces away.

LANDING

6'2" x 8'0" (1.88m x 2.44m)

The landing gains access to the three spacious bedrooms and family bathroom.

BEDROOM ONE

10'7" x 11'8" (3.23m x 3.56m)

The main bedroom overlooks the front of the

property, offering a generous layout that easily accommodates a double bed along with larger wardrobes or dressers. Natural light pours in through a large UPVC window, creating a bright and inviting atmosphere.

BEDROOM TWO

10'3" x 11'3" (3.12m x 3.43m)

The second bedroom is located at the back of the property, offering a quiet and private retreat. It comfortably fits a double bed with plenty of room left for larger wardrobes or storage units. A wide UPVC window lets in natural light while overlooking the peaceful rear surroundings.

BEDROOM THREE

8'1" x 8'4" (2.46m x 2.54m)

The third bedroom sits at the front of the house, welcoming in natural light through a large UPVC window. The room comfortably fits a single bed, with enough space left for a dresser or a compact wardrobe, making it ideal for a child, guest, or home office setup.

FAMILY BATHROOM

8'6" x 5'6" (2.59m x 1.68m)

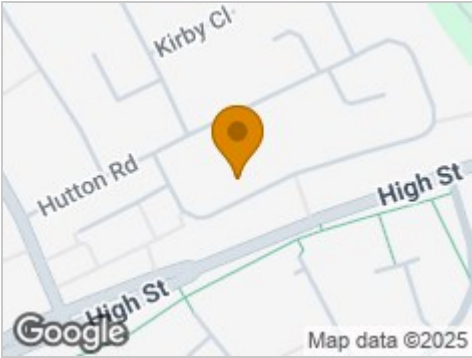
The family bathroom features a well-appointed three-piece suite, including a classic paneled bath with a glass screen, a hand basin, and a low-profile w.c. Natural light streams in through two UPVC windows, thoughtfully positioned on the side and rear walls, creating a bright and inviting atmosphere throughout the space.

EXTERNAL

This charming property features a welcoming front garden that adds a touch of greenery and curb appeal. There's convenient on-street parking available, along with access to a shared driveway that leads to a spacious, sunlit rear garden—perfect for outdoor gatherings or relaxing afternoons. Ideally situated just a short drive from local shops, well-regarded schools, and the A174, the home is an excellent choice for commuters and families alike.



Road Map



Hybrid Map



Terrain Map



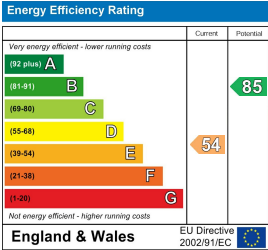
Floor Plan



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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