



PH ESTATE AGENTS



6 Highfield Road

Eston, Middlesbrough, TS6 9LR

£169,950



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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.

HALLWAY

6'1" x 8'10" (1.85m x 2.69m)

Step inside through the sleek grey composite door and you'll find yourself in a sun-drenched hallway, where natural light streams through strategically placed door window surround. This welcoming space branches off to reveal the heart of the home: a generous main reception room perfect for family gatherings, two airy bedrooms that offer plenty of room to breathe, and a well-appointed family bathroom. The clean lines and contemporary design of the hallway set the tone for the entire home, creating an immediate sense of modern living.

RECEPTION ROOM

12'4" x 11'6" (3.76m x 3.51m)

Bathed in natural light, this sophisticated reception room offers generous proportions that comfortably accommodate a plush two-piece suite and an array of sleek storage solutions. Striking contemporary wall panels add architectural interest to the space, while soft grey carpeting underfoot creates a sense of warmth and comfort. A radiator serves as both a functional element and a modern accent piece. The room flows seamlessly into the adjacent dining area, creating an ideal layout for both everyday living and entertaining.

DINING AREA

8'5" x 9'9" (2.57m x 2.97m)

Bathed in natural light from the UPVC double-glazed windows, the welcoming dining area offers ample space for a substantial family dining table where loved ones can gather for meals. A sleek sideboard console fits perfectly along one wall, providing extra storage without compromising the room's flow. Through the glass-paned door at the rear, you'll catch glimpses of the garden beyond, creating a seamless connection between indoor and outdoor living. The space connects effortlessly to the modern kitchen, making entertaining a breeze and everyday meal preparation convenient.

KITCHEN

10'2" x 9'0" (3.10m x 2.74m)

Sleek and modern, this kitchen shines with pristine high-gloss cabinetry stretching from floor to ceiling. Clean lines define the thoughtfully arranged wall units, while smooth-gliding drawers and base cabinets provide abundant storage space. At the heart of the kitchen, a built-in electric oven sits seamlessly within the units, topped by a ceramic hob and a whisper-quiet extractor hood that keeps cooking odors at bay. Stylish wall panels in contemporary finishes add visual interest while protecting the surfaces from splashes. There's plenty of room for your favorite appliances – perhaps a stand mixer or that coffee machine you've been eyeing. Natural light streams through the UPVC double-glazed window, offering peaceful views of the back garden while you prepare meals. A modern radiator keeps the space cozy during chilly mornings, making this kitchen as comfortable as it is functional.

Tel: 01642 462153

BEDROOM ONE

15'3" x 11'7" (4.65m x 3.53m)

Bathed in natural light from its elegant bay window, the spacious primary bedroom commands the front of the property. The room's generous proportions easily accommodate a king-size bed while maintaining an airy, uncluttered feel. Crisp white walls create a canvas of serenity, perfectly balanced by the soft, plush grey carpeting underfoot. Built-in storage solutions blend seamlessly into the room's clean lines, while the modern UPVC double-glazed bay window not only floods the space with sunshine but also offers a peaceful view of the street below. A well-positioned radiator ensures year-round comfort in this tranquil retreat, where thoughtful design meets practical living without sacrificing style.

BEDROOM TWO

9'9" x 8'11" (2.97m x 2.72m)

Cozy yet versatile, the second bedroom makes brilliant use of its space. Though more modest in size than the primary bedroom, it easily accommodates a double bed and substantial storage furniture without feeling cramped. The room's standout feature is an elegant bay window, fitted with UPVC double glazing that floods the space with natural light. Clean white walls create an airy atmosphere, while the soft grey carpeting adds warmth and comfort underfoot. A well-positioned radiator ensures the room stays toasty during colder months, making this an inviting retreat for guests or a peaceful spot for everyday rest.

FAMILY BATHROOM

6'4" x 5'4" (1.93m x 1.63m)

Step into a sleek, modern family bathroom where every detail has been thoughtfully designed. The centerpiece is a spacious walk-in shower enclosure, featuring a crystal-clear glass screen that adds an airy feel to the space. The thermostatic shower system offers precise temperature control, ensuring comfortable bathing for the whole family. A sophisticated hand basin and toilet combination unit catches the eye, with its clean lines enhanced by the high-gloss storage cabinet below—perfect for keeping toiletries and bathroom essentials neatly tucked away. Gleaming white wall cladding wraps the room in contemporary style, while a polished chrome towel warmer adds both functionality and visual appeal. Natural light streams through the UPVC double-glazed frosted window, creating a bright yet private sanctuary. The room's modern fixtures and practical design elements blend seamlessly, making this bathroom both beautiful and functional for everyday use.

GARDEN SNUG

15'5" x 8'7" (4.70m x 2.62m)

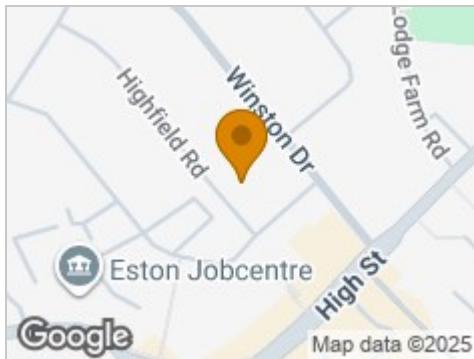
What was once a simple garage has been thoughtfully transformed into a cozy snug, complete with modern electrical fittings and versatile space. A door opens directly to the garden, flooding the room with natural light. The generous area can flex to your needs - whether you envision a children's wonderland filled with toys and games, a peaceful craft studio, or a dedicated space for your hobbies. With its separate garden entrance, this converted space offers both convenience and privacy while adding valuable living area to the home.

EXTERNAL

Welcoming you home is a thoughtfully designed front garden, where a classic dwarf wall frames a pristine bed of decorative pebbles - a stylish, low-maintenance solution that needs minimal upkeep throughout the seasons. The expansive driveway, finished in sturdy concrete, provides generous space for three vehicles to park comfortably. The property's convenient location puts you just steps away from everyday essentials, with local shops and amenities within easy walking distance. For visitors, there's the added convenience of a public car park directly across the street, ensuring friends and family always have a place to park when they stop by.



Road Map



Hybrid Map



Terrain Map



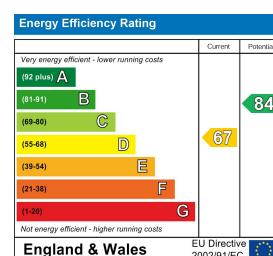
Floor Plan



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.