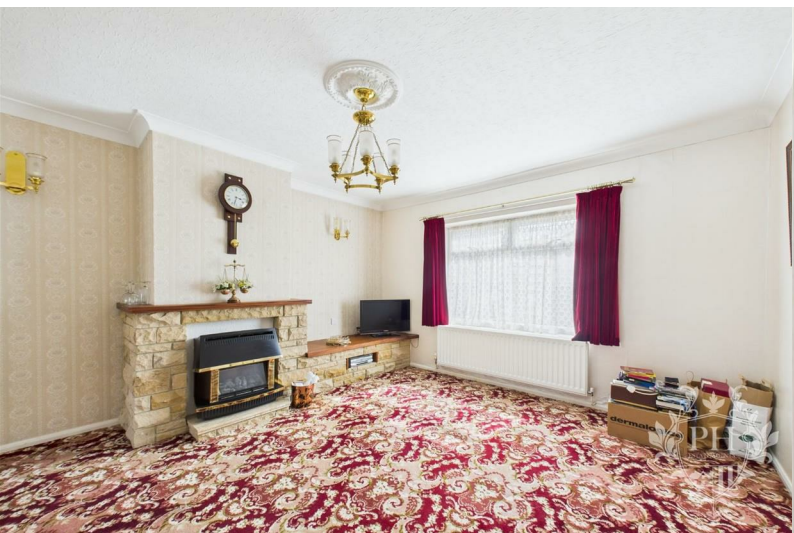




## 30 Mansfield Road

, Eston, TS6 9HG

Offers In The Region Of £130,000



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## HALLWAY

6'2" x 12'11" (1.88m x 3.94m )

Stepping through a sturdy brown wooden door, you leave the spacious front garden behind and enter a sunlit hallway. Warm natural light spills across the floor, guiding you toward the reception and dining area, the kitchen, a cozy lobby, and the staircase that leads to the first floor.

## LOBBY

11'11" x 5'8" (3.63m x 1.73m)

The lobby, located within the extension, features a large window that fills the space with natural light and a cozy seating area designed for comfort. From here, you also have easy access to the ground floor w.c. It's an inviting spot—ideal for curling up with a good book, enjoying a moment of quiet, or simply taking some time for yourself away from the bustle of the rest of the house.

## GROUND FLOOR W.C

10'0" x 4'11" (3.05m x 1.50m )

The ground floor w.c is conveniently accessed directly from the lobby and features a two-piece suite, comprising a hand basin and a low level w.c. Natural light streams in through the window, creating a bright and airy atmosphere, while a radiator ensures the room stays comfortably warm. There's also a built-in storage cupboard, providing a discreet space to tuck away cleaning supplies and other household essentials, helping keep the area tidy and organized.

## RECEPTION/ DINING ROOM

13'2" x 14'6" - 8'11" x 7'10" (4.01m x 4.42m - 2.72m x 2.39m )

The reception and dining room offers a generous, open layout that feels both welcoming and spacious. At the front of the room, there's plenty of space to arrange a full three-piece suite along with extra living room furnishings, all set around a striking stone fire surround that adds character and warmth. A large window lets in natural light and a radiator keeps the area cozy. Toward the back, wide sliding patio doors open up the space, providing easy access to the garden and creating a bright, airy feel. There's ample room here for a dining table and sideboard, making it a perfect spot for family meals or entertaining guests.

## KITCHEN

10'6" x 9'4" - 6'10" x 10'10" (3.20m x 2.84m - 2.08m x 3.30m)

The kitchen has been thoughtfully extended, creating a spacious and inviting area filled with natural light. It features an abundance of wall-mounted cupboards, base units, and deep drawers, all finished in a light, color scheme that pairs perfectly with the matching countertops. High-end appliances are seamlessly integrated, including a built-in double oven, a hob, and a discreet dishwasher. Two large windows flood the room with sunlight throughout the day, while a radiator ensures the space stays cozy during colder months. The kitchen also offers direct access to both the utility room and the rear hallway, making daily routines effortless and efficient.

## UTILITY

6'10" x 8'2" (2.08m x 2.49m)

The utility room, conveniently located just off the kitchen, offers ample space to accommodate a washer, dryer, and a fridge freezer. There's still plenty of extra room left over, making it easy to move around and keep everything organized.

## REAR HALLWAY

3'5" x 7'5" (1.04m x 2.26m)

The rear hallway is accessed from the kitchen and allows entry to the garage and rear garden.

## LANDING

2'10" x 7'9" (0.86m x 2.36m)

The landing gains access to the three spacious bedrooms, family bathroom and benefits from a storage cupboard and window.

## BEDROOM ONE

9'5" x 11'11" (2.87m x 3.63m)

The first bedroom is positioned at the front of the house, where natural light pours in through a generously sized window. Along two walls, you'll find a built-in wardrobe that frames the space, offering both storage and a sense of structure to the room. There's plenty of space for a double bed and extra furniture—think nightstands, a dresser, or even a cozy reading chair. A radiator ensures the room stays comfortable year-round, making it a welcoming retreat at any time of day.

## BEDROOM TWO

8'9" x 10'7" (2.67m x 3.23m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat with plenty of room for a double bed and substantial storage furniture. Natural light streams in through the rear-facing window, while a radiator ensures the space remains comfortable year-round.

## BEDROOM THREE

8'2" x 8'9" (2.49m x 2.67m)

The third bedroom sits at the front of the house, welcoming in natural light through its well-positioned window. There's enough space here for a comfortable single bed, with room left over for smaller storage pieces to keep things tidy. A built-in cupboard offers convenient extra storage, while a radiator ensures the room stays cozy year-round.

## BATHROOM

10'8" x 5'6" (3.25m x 1.68m)

The bathroom features a well-coordinated four-piece suite, offering a spacious spa-style bathtub, a hand basin, a shower cubicle fitted with an electric shower, and a w.c. Natural light filters in through two frosted windows, providing both brightness and privacy, while a radiator set against a tasteful tile surround adds warmth and comfort to the space.

Tel: 01642 462153

## EXTERNAL

The property features an expansive, gated front garden with a lush lawn and a spacious driveway that leads directly to the garage, providing plenty of room for parking and outdoor activities. At the back, you'll find a generous grassed garden, perfect for relaxing or entertaining, complete with a patio area conveniently situated just outside the patio doors—ideal for summer barbecues or morning coffee. Located just a short walk or quick drive from the shops, schools, and bus routes along Eston High Street, this home combines comfort, convenience, and a sense of privacy.

## 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

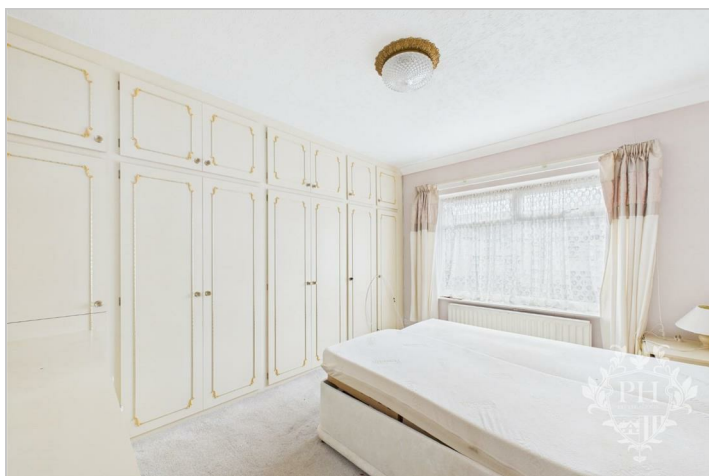
Next Steps

Once you're ready to make an offer:

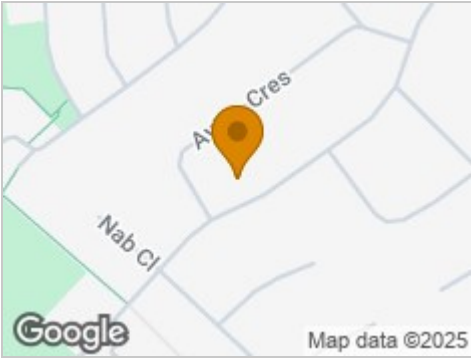
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

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.