Harper & Co
Estate Agents Ltd

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# 56 Ripon Way

Eston, Middlesbrough, TS6 9ND

**£180,000**

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Immaculate Extended Three Bedroom Family Home | Over 1,270 Sq Ft | West-Facing Garden

Beautifully presented and ready to move straight into, this impressive extended three bedroom semi-detached family home offers approximately 1,272 sq ft of spacious and versatile accommodation, including the garage.

Recently upgraded throughout and finished in a stylish, neutral scheme, the property combines generous living space with a contemporary finish and a fantastic west-facing rear garden. Positioned away from busy passing traffic, it is an excellent choice for families looking for a home where the hard work has already been done.

The accommodation begins with a welcoming entrance leading into the superb lounge and dining room, extending to approximately 23ft in length and providing an impressive amount of space for everyday family life and entertaining.

A contemporary media wall with decorative panelling, feature fireplace and electric fire creates an attractive focal point, while French doors open directly onto the rear garden, bringing plenty of natural light into the room.

The recently upgraded kitchen is equally well finished, featuring a range of modern cabinetry, integrated appliances, breakfast bar and contemporary spotlighting, creating a stylish yet practical space.

An additional reception room provides further flexibility and could be used as a snug, playroom, home office or separate dining space depending on the needs of its next owners.

Upstairs are three well-appointed bedrooms, all beautifully presented in keeping with the rest of the home.

A particularly spacious family bathroom serves the bedrooms and completes the first-floor accommodation.

Externally, the property continues to impress. The west-facing rear garden is a fantastic space for families and entertaining, benefiting from the afternoon and evening sunshine and offering a combination of lawn, decking and dedicated seating areas.

The substantial garage extends to approximately 23ft and benefits from access to both the front and rear, providing an excellent amount of secure parking and storage space.

To the front, an attractive block-paved driveway provides convenient off-road parking.

The generous plot also offers potential to extend or further develop the accommodation, subject to the necessary permissions, making this a home capable of adapting alongside its next owners.

Conveniently positioned for local amenities and excellent road connections, the property combines accessibility with a quieter residential setting away from busy passing traffic.

Immaculate, spacious and beautifully upgraded, this is a genuine turn-key family home offering over 1,270 sq ft, excellent entertaining space and a sunny west-facing garden.

### Location

Enjoying an established residential setting within Eston, Ripon Way is well placed for everyday amenities while also benefiting from some of East Cleveland's attractive countryside and open spaces close by.

Local shops, supermarkets and services are within easy reach, while nearby Normanby and Eston provide a broader choice of amenities. For those who enjoy the outdoors, Flatts Lane Country Park is just a short drive away, offering woodland trails, open countryside and far-reaching views.

Excellent connections provide convenient access towards Middlesbrough, Redcar and the wider Tees Valley, making this an appealing location combining everyday convenience, outdoor space and excellent accessibility.

### Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

### Disclaimer

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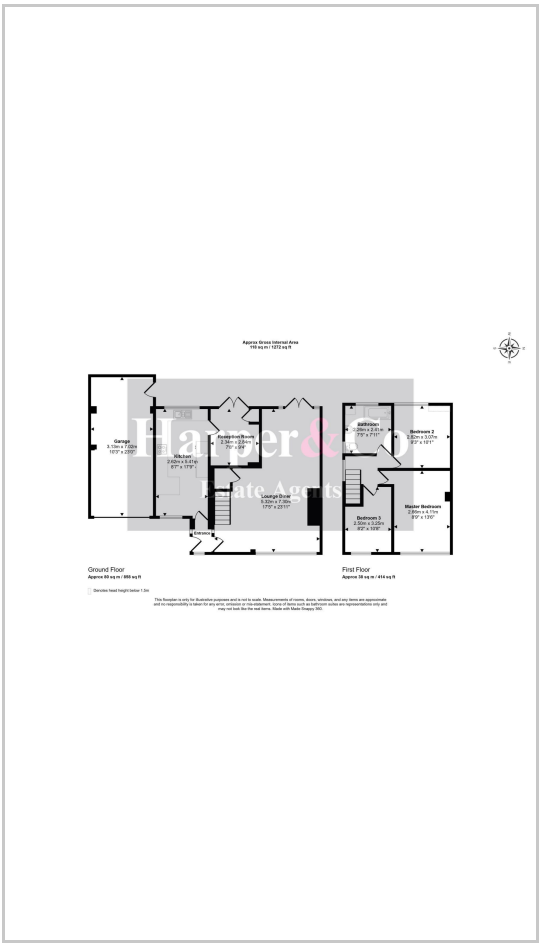
### Money Laundering Notice

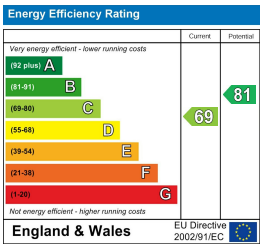
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

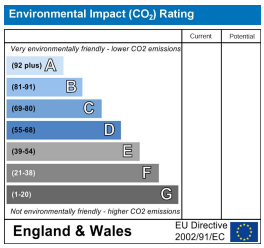
## Area Map

## Floor Plans




## Energy Efficiency Graph

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