



## 82 Churchill Road

Eston, Middlesbrough, TS6 9PJ

**£144,000**



A Well Maintained Bungalow, For Sale With The Advantage Of No Onward Chain & Vacant Possession! The Property Currently Has Two Double Bedroom, But The Dining Room Could Be Reverted Back To A Third Bedroom Which The Seller Has Volunteered To Arrange, Subject To Exchange Of Contracts. Recently Installed Gas Combi Boiler In 2021 With Building Regulations Certificate.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!

**\*\* NO STAMP DUTY TO PAY \*\***



Accommodation Comprises:

Wide Entrance Hallway Providing Easy Access For Wheelchair Users. Living Room With Opening Through To A Dining Room (Potential 3rd Bedroom) Bathroom, Kitchen, Conservatory & Two Double Bedrooms.

Externally, The Long Block Paved Driveway Provides Off-Road Parking. The Front Garden Is Laid To Lawn With Plants, Borders & A Low Level Brick Wall. The Rear Garden Is Westerly Facing & Mainly Paved or Low Maintenance & Easy Upkeep.

Location

Churchill Road Can Be Accessed Via Fabian Road, Church Lane Or Winston Drive.

- High Street, Eston Square & Local Shops - 7 Minute Walk
- Tesco Express Supermarket - 11 Minute Walk
- The Ship Inn & Stapylton Arms - 9 Minute Walk
- Christ Church - 8 Minute Walk

HV52, X8, 64 & 101 Bus Stops On Chancel Way - 4 Minute Walk

Journey Times Estimated Using Google Maps.

Entrance Hallway

9'6 x 5'6 (2.90m x 1.68m)  
Doors Leading To The Living Room, Dining Room, Bathroom Kitchen & Bedroom, Staircase Leading To The First Floor Landing.

Living Room

15'7 x 11'2 (4.75m x 3.40m)  
Feature Fireplace, uPVC Double Glazed Window To The Front Aspect, Opening Through To The Dining Room, Radiator.

Dining Room/Bedroom

9'7 x 8'7 (2.92m x 2.62m )  
uPVC Double Glazed Window To The Front Aspect, Radiator.

Bedroom One

11'1 x 10'8 (3.38m x 3.25m)  
uPVC Double Glazed Window To The Rear Aspect, Radiator.

First Floor Landing

Space For A Wardrobe, Door Leading To Bedroom Two.

Bedroom Two

13'2 x 10'10 (4.01m x 3.30m)  
uPVC Double Glazed Window To The Side Aspect, Radiator.

Bathroom

6'9 x 5'2 (2.06m x 1.57m)  
Fully Tiled With White Suite Comprising: Bath With Shower Over & Bi-Fold Screen, Wash Hand Basin, W.C, Radiator, uPVC Double Glazed Window To The Side Aspect.

Kitchen

10'7 x 8'6 (3.23m x 2.59m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Stainless Steel Sink Unit & Chrome Mixer Tap, Tiled Backsplash, Built-In Oven, Hob & Overhead Extractor Fan, Breakfast Bar, Space For A Washing Machine & Fridge Freezer, uPVC Double Glazed Window To The Side Aspect, uPVC Double Glazed Door Leading To The Conservatory.

Conservatory

Low Level Brick Wall With uPVC Double Glazed Windows & French Doors Leading Out To The Rear Garden.

Energy Performance Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Annual Estimate £1,878

Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only. \*\* No Stamp Duty To Pay On This Home Unless You Are Buying As An Investment/Additional Property.

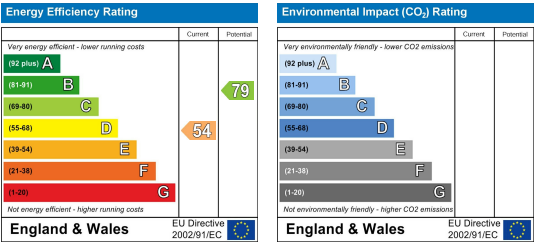
Area Map



Floor Plans



Energy Efficiency Graph



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