



This well-presented two-bedroom mid-terrace home is offered to the market with no forward chain and vacant possession, making it an excellent opportunity for a first-time buyer, investor, or anyone seeking a smooth and straightforward purchase. Ideally located in a popular residential area of Eston, Middlesbrough, the property is conveniently positioned close to local amenities.

The accommodation briefly comprises an entrance porch which leads into a spacious and welcoming lounge, providing a comfortable living space ideal for relaxing or entertaining. To the rear of the property is a modern fitted kitchen/diner, offering ample worktop and cupboard space, along with room for dining.

To the first floor, the property boasts two well-proportioned bedrooms, both benefiting from useful storage, and a family bathroom fitted with a bath and overhead shower.

Externally, the property enjoys ample off-street parking to the front via a private driveway. To the rear is an enclosed garden, featuring a patio seating area ideal for outdoor dining and a laid-to-lawn section, perfect for enjoying warmer months.

Location: The property is ideally situated close to a range of shops, schools, and local amenities, with good transport links nearby, making it a practical and appealing choice for a variety of buyers.

Bath Road, Middlesbrough, TS6 9PH
2 Bed - House - Mid Terrace
£95,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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Entrance Hallway
uPVC Front Door, 1x Side Double Glazed Window and Flooring

Lounge
Carpet, wall lights, coved ceiling, fire & surround, 1x radiator, 1 front double glazed window & stairs to upper

Kitchen
Tiled flooring, coved ceiling, spotlights, 1x rear double glazed window, 1x rear uPVC door and 1x radiator

Landing
Carpet flooring and loft access

Bedroom 1
Carpet flooring, 1x radiator, 1x front double glazed window, Ideal Boiler and storage cupboard

Bedroom 2
Carpet flooring, 1x radiator, 1x rear double glazing window and 2x storage cupboards

Bathroom
W/C, Wash hand basin, Bath, Shower, 1x radiator, rear double glazing window, part tiled and flooring



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	79
EU Directive 2002/91/EC		