



34 Meadowgate
Eston, TS6 9JB

£127,500

Energy Rating : D



34 Meadowgate

Description

Appealing to either the young professional seeking luxurious low maintenance living or the retired person seeking a secure & pleasant home with total piece of mind and manageable outside space. This lovely home is tastefully decorated throughout in neutral tones and sits on a brilliant plot in a highly sought after location. A 'Turn Key' home in a Glorious location, What's not to love? The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, modern fitted kitchen, prestigious conservatory, master bedroom and family bathroom/WC. To the first-floor; versatile loft room. Externally; block paved driveway, detached garage and Low-maintenance gardens.

Accommodation

Entrance Lobby

Composite entrance door to the front with adjacent glazed surround, stylish laminate flooring, useful storage cupboard housing the gas central heating boiler. Inner door giving access to living room and a doorway giving access to the first floor staircase.

Living Room 10' 4" x 15' 9" (3.15m x 4.80m)

Upvc double glazed window to the front, double radiator, stylish laminate flooring, decorative ceiling coving and ceiling rose.

Inner Lobby

Independent access to all rooms.

Modern Fitted Kitchen 10' 5" x 7' 9" (3.17m x 2.36m)

Modern Range of wall and base units incorporating drawers, solid wood worktops and complimenting tiled splash backs. Stainless steel inset sink unit, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob and stainless steel cooker hood over. Double radiator, stylish laminate flooring, upvc double glazed window to the side and a upvc double glazed entrance door to the rear giving access to the conservatory.

Prestigious Conservatory 7' 3" x 12' 1" (2.21m x 3.68m)

Upvc double glazed entrance door to the rear and double radiator.

Master Bedroom 13' 2" x 8' 8" (4.01m x 2.64m)

Upvc double glazed window to the rear, radiator, stylish laminate flooring and decorative ceiling coving.

Bathroom

White suite comprising of a panel bath, separate shower cubicle, pedestal wash hand basin with mixer tap, push button wc, double radiator, tiled walls, PVC clad ceiling and two upvc double glazed windows to the side.

Second Floor

Versatile Loft Room

Upvc double glazed window to the side, power/light. Brilliant storage space that could easily be used as a guest room.

Externally

Driveway

Block paved long side driveway that offers ample off street parking and leads to the detached garage.

Detached Garage

Electric roller door, power and light.

34 Meadowgate

Gardens

The front garden has been designed for low maintenance being laid to a predominantly block paved area with attractive pebbled borders. The rear garden enjoys a fantastic degree of privacy and has been designed for low maintenance being laid to a block paved/pebbled area.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.