



19b Barnaby Crescent, Middlesbrough
£129,950



Michael Poole
SALES · LETTINGS · AUCTIONS





19b Barnaby Crescent

Middlesbrough

Offered for sale with no chain, this detached bungalow offers huge scope for future development. Sitting on an enviable plot within a popular area of Eston with open views over the Eston Hills and excellent for local amenities, schooling and transport links. Early viewing is advised.

- Detached Bungalow
- Fantastic Scope of Development
- 26ft Plus Garage
- No Chain Sale
- Two Bedrooms
- Generous Plot
- Wraparound Gardens

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

Living Room

13' 5" x 12' 9" (4.09m x 3.88m)

Part glazed UPVC entrance door, oak laminate flooring, radiator, access to the loft space, UPVC window and panelled doors to all rooms.

Kitchen Diner

21' 3" x 17' 3" (6.48m x 5.25m)

A spacious room with neutral decoration, wall mounted electric fire and opens through to the kitchen area with high gloss units, integrated electric oven and hob with extractor hood, plumbing for washing machine, wall mounted Worcester combi boiler, UPVC windows and door and further French doors to the garden.

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m)

With neutral decoration, radiator, UPVC window and door to bathroom.

Bedroom Two

7' 7" x 9' 3" (2.31m x 2.82m)

With neutral decoration, laminate flooring, radiator and UPVC window.

Bathroom

7' 7" x 7' 1" (2.30m x 2.16m)

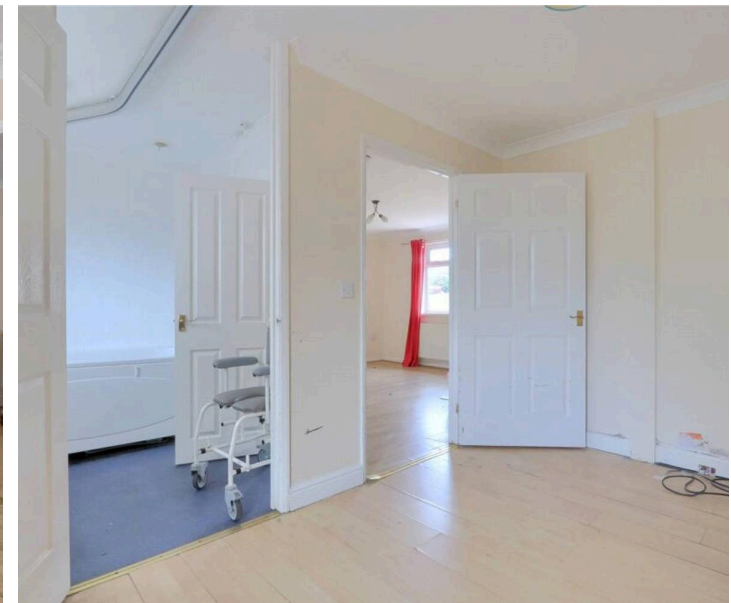
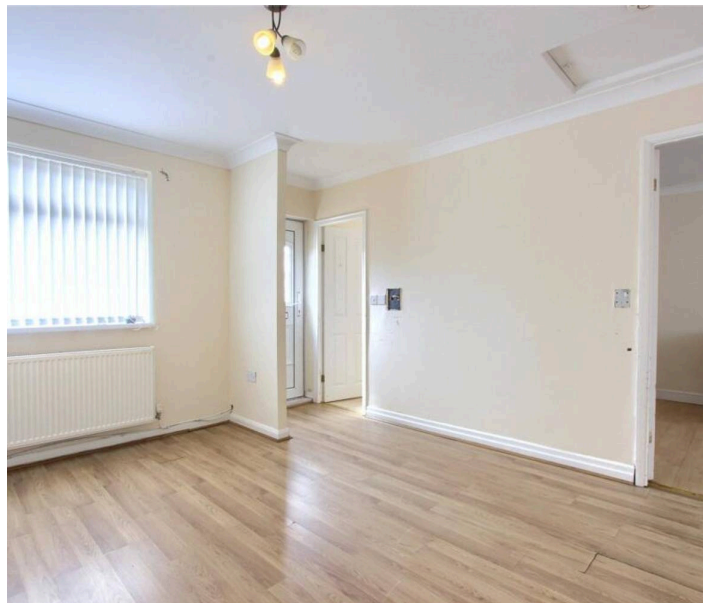
White suite with jacuzzi style with Mira electric shower, fully tiled walls, extractor fan, wet room style flooring and UPVC window.

EXTERNALLY

Garage

15' 0" x 27' 2" (4.56m x 8.27m)

A larger than average detached brick built garage.



Gardens and Parking

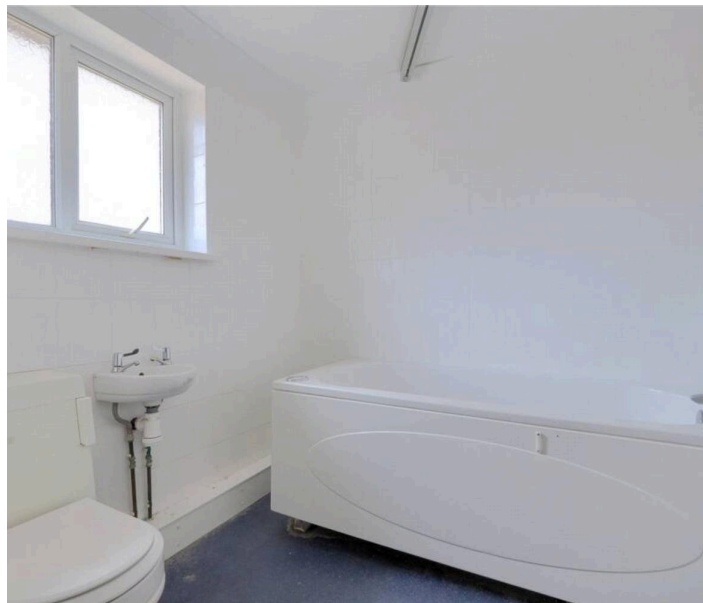
The property benefits from wraparound gardens and is mainly laid to lawn with a generous concrete driveway.

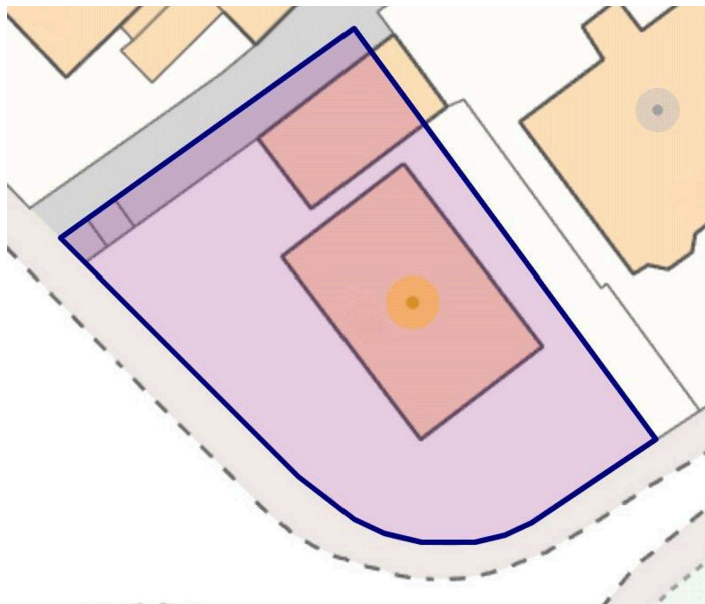
Services

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026



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