

# GLENMOR GROVE, NORMANBY, MIDDLESBROUGH, TS6 0EP



- ▲ Extended Semi Detached Property
- ▲ Three Bedrooms
- ▲ Fantastic Large Plot
- ▲ Offers Excellent Scope for Development
- ▲ Requires Modernisation
- ▲ 18ft Garage
- ▲ Huge Westerly Facing Rear Garden
- ▲ No Chain Sale

£160,000

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

Michael Poole  
sales | lettings | auctions



Sitting on a fantastic size plot with huge scope for development, this semi-detached family home is offered for sale with no chain. Requiring modernisation however benefits from generous rooms throughout. Early viewing is essential to fully appreciate this unique property.

**GROUND FLOOR**

**HALL - 1.80m x 4.79m (5'11" x 15'9")**

Part glazed UPVC entrance door, part wood panelled walls, radiator, staircase to the first floor and doors to the living room and kitchen.

**LIVING ROOM - 3.35m (11') reducing to 2.33m (7'8") x 4.02m (13'2") reducing to 3.60m (11'10")**

Traditional style décor with Canon style gas fire in wood fire surround with marble hearth, double glazed window overlooking the rear garden and sliding glazed doors to the dining room.

**DINING ROOM - 3.35m (11') x 3.61m (11'10") increasing to 4.55m (14'11") into the bay**

A bay windowed room with radiator and UPVC window.

**KITCHEN - 2.24m (7'4") reducing to 1.80m (5'11") x 3.63m (11'11") reducing to 0.98m (3'3")**

A traditional style fitted kitchen with stainless steel sink unit, integrated gas oven and hob with extractor hood, fully tiled walls, tile laminate flooring, radiator, wood framed window and fully glazed door to the conservatory.

**CONSERVATORY - 4.04m x 2.18m (13'3" x 7'2")**

With tiled flooring, double glazed windows and French doors to the rear garden, plumbing for washing machine, cupboard storage with coloured sink unit, radiator and aluminium glazed door to the lean to.

**LEAN TO - 2.39m (7'10") x 3.32m (10'11") reducing to 2.95m (9'8")**

With tiled flooring, cold water tap, hardwood window, part glazed UPVC door to the rear garden and further part glazed door to the garage.

**GARAGE - 2.90m x 5.73m (9'6" x 18'10")**

A larger than average garage with power and light, shelved storage cupboard, inspection pit and hardwood entrance doors.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# GLENMOR GROVE, TS6 0EP

## FIRST FLOOR

### **LANDING - 1.83m x 2.94m (6' x 9'8")**

With panelled doors to all rooms, UPVC window and access to the insulated and boarded loft space.

### **BEDROOM ONE - 3.26m (10'8") including wardrobes x 3.66m (12') increasing to 4.53m (14'10") into the bay**

A bay windowed room with neutral carpet, mirrored wardrobe storage, radiator and UPVC window.

### **BEDROOM TWO - 3.26m x 3.61m (10'8" x 11'10")**

A double room with fitted wardrobes and cupboard storage, storage cupboard houses the hot water tank and a UPVC window overlooks the rear garden.

### **BEDROOM THREE - 2.06m x 2.36m (6'9" x 7'9")**

A single room with traditional style décor, radiator and UPVC window.

### **BATHROOM - 2.26m (7'5") reducing to 1.80m (5'11") x 3.13m (10'3") reducing to 0.86m (2'10")**

White suite with separate thermostatic shower unit, fully tiled walls, vanity storage unit, bath with shower attachment, wide plank laminate flooring, extractor fan and UPVC window.

## EXTERNALLY

### **PARKING & GARDENS**

The front of the property benefits from a concrete driveway and a neat lawned frontage with border planting. The fantastic west facing rear garden is mainly laid to lawn with paved pathways and patio area, large greenhouse and storage shed.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - CF/LS/EST240085/23012025

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Eston office on

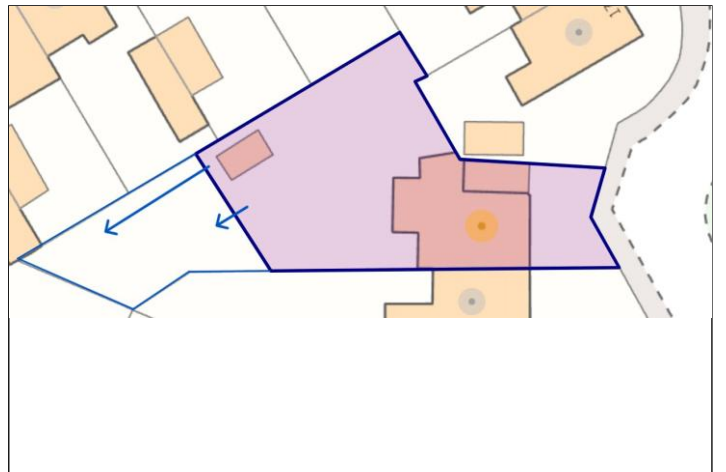
Tel: **01642 955180**



GLENMOR GROVE, TS6 0EP



GLENMOR GROVE, TS6 0EP





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**TO VIEW:** Contact our Eston Office on Tel: **01642 955180**  
 129 High Street, Eston, TS6 9JD

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

Michael Poole

sales | lettings | auctions