

# HOLLYWALK DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0PJ



- ▲ Three Bedroom Semi Detached Property
- ▲ Fantastic Sought After Residential Area
- ▲ Huge Scope for Future Development
- ▲ 25ft Lounge Diner
- ▲ Ground Floor WC
- ▲ Generous South Facing Rear Garden
- ▲ Garage
- ▲ No Chain

£170,000

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Offered for sale with no chain, this traditional style semi-detached home sits within a highly sought after residential area in Normanby and offers huge scope for future development. With spacious rooms including a 25ft plus lounge diner and is excellent for local amenities, schooling and transport links. Early viewing is advised.

**GROUND FLOOR**

**HALL - 2.02m x 3.62m (6'8" x 11'11")**

Part glazed hardwood entrance door with twin side lights, radiator, staircase to the first floor and doors to the lounge diner and kitchen.

**LOUNGE DINER - 4.08m (13'5") reducing to 2.79m (9'2") x 7.64m (25'1") reducing to 4.09m (13'5")**

A light and bright dual aspect room with traditional style decoration and neutral carpet, wood fire surround with marble hearth and electric fire, radiator, double glazed window and opens through to the dining area with radiator, double glazed window overlooks the rear garden and door to the kitchen.

**KITCHEN - 2.40m x 3.50m (7'10" x 11'6")**

Fitted kitchen with oak door trims and roll edge worktops, integrated electric oven and hob, plumbing for washing machine, part tiled walls, double glazed window overlooks the rear garden, integrated storage cupboard housing the Baxi boiler, and further glazed door to the side entrance hall and WC.

**WC - 0.78m x 1.32m (2'7" x 4'4")**

White suite with vinyl flooring and UPVC window.

**FIRST FLOOR**

**LANDING - 2.42m (7'11") reducing to 1.88m (6'2") x 2.61m (8'7") reducing to 1.79m (5'10")**

With panelled doors to all rooms including a shelved storage cupboard housing the hot water tank and double glazed window.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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## HOLLYWALK DRIVE, TS6 0PJ

### **BEDROOM ONE - 3.72m (12'2") including wardrobes x 4.08m (13'5")**

A brilliant size room with neutral decoration including carpet, masses of integrated storage, radiator and double glazed window.

### **BEDROOM TWO - 3.72m x 3.43m (12'2" x 11'3")**

A southerly facing room with radiator and double glazed window overlooks the rear garden.

### **BEDROOM THREE - 2.43m x 3.14m (8' x 10'4")**

A generous room with integrated storage cupboard, radiator and double glazed window.

### **BATHROOM - 2.41m x 1.64m (7'11" x 5'5")**

A traditional pink suite with over bath Mira thermostatic shower, fully tiled walls, vinyl flooring, radiator and double glazed window.

### **EXTERNALLY**

### **GARAGE - 2.81m (9'3") reducing to 1.69m (5'7") x 5.67m (18'7") reducing to 4.55m (14'11")**

With up and over entrance door, storage cupboards and UPVC window.

**GARDENS & PARKING** - The front of the property benefits from a neat lawned frontage with border planting, generous concrete driveway offering parking for numerous vehicles and gated access to the rear garden. The south facing rear garden is mainly laid to lawn with border planting, paved pathways, outdoor tap and door to the integrated garage store area.

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/EST250437/22122025

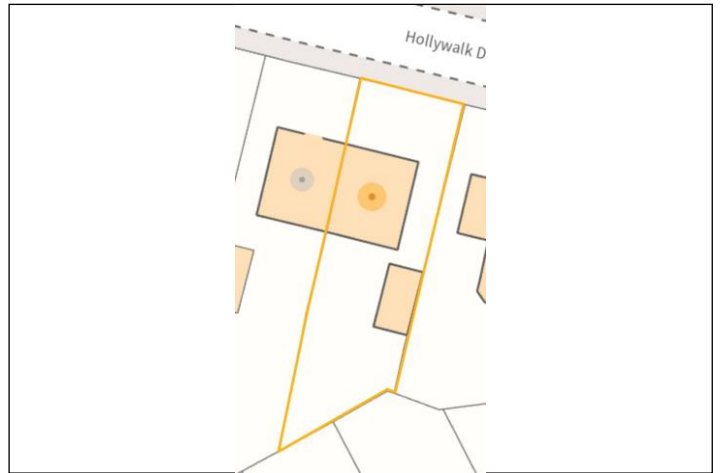
**Council Tax Band:** C      **Tenure:** Freehold

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

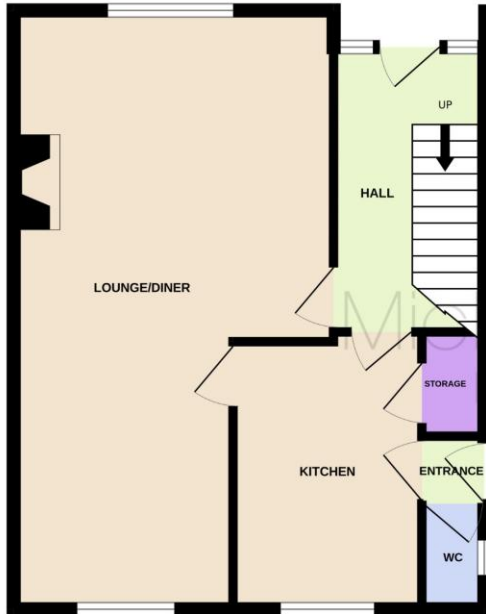
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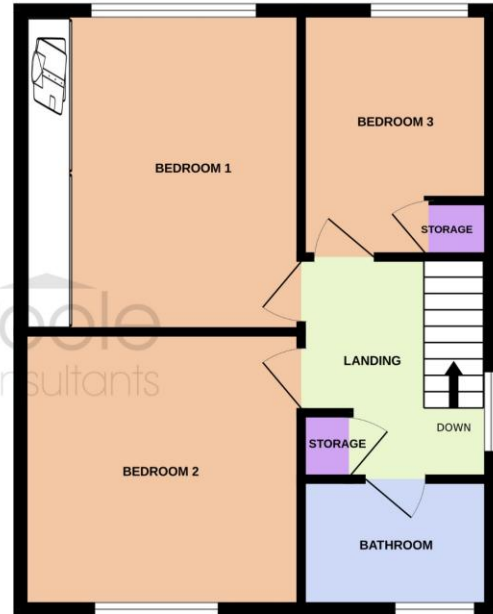
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GROUND FLOOR



1ST FLOOR



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.  
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