

## ESHER AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0SH



- ▲ Two-bedroom semi-detached bungalow
- ▲ Popular residential location on Esher Avenue, Normanby
- ▲ Excellent renovation and modernisation potential

- ▲ Ideal for downsizers or those seeking single-level living
- ▲ Two good-sized bedrooms
- ▲ Spacious lounge
- ▲ Kitchen with extended dining area
- ▲ Family bathroom
- ▲ Off-street parking and garage

**£120,000**

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

**Michael Poole**  
sales | lettings | auctions



A fantastic renovation opportunity—this two-bedroom semi-detached bungalow is ideally located on Esher Avenue in the popular Normanby area and offers excellent potential for buyers seeking single-level living or looking to downsize.

The accommodation comprises two good-sized bedrooms, a spacious lounge, and a kitchen with extended dining area, providing a flexible layout with scope to modernise and personalise. A family bathroom completes the internal layout.

Externally, the property benefits from off-street parking and a garage, adding convenience and valuable storage. Set in a well-established residential location, this bungalow is perfect for those looking to create a comfortable home tailored to their own taste.

An ideal project with plenty of potential—early viewing is recommended.

## GROUND FLOOR

**HALLWAY - 0.94m x 2.97m (3'1" x 9'9")**

**LOUNGE - 3.56m x 4.8m (11'8" x 15'9")**

**KITCHEN - 2.77m x 2.87m (9'1" x 9'5")**

**DINING AREA - 2.44m x 2.84m (8' x 9'4")**

**BEDROOM ONE - 3.45m x 3.84m (11'4" x 12'7")**

**BEDROOM TWO - 2.7m x 2.7m (8'10" x 8'10")**

**BATHROOM - 1.65m x 2.03m (5'5" x 6'8")**

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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



## ESHER AVENUE, TS6 0SH

### Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

### 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.

**AGENTS REF:** - JS/LS/EST250493/30012026

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

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

Tel: **01642 955180**



ESHER AVENUE, TS6 OSH





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.



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