

BIRCHWOOD GROVE, NORMANBY, MIDDLESBROUGH, TS6 0GE



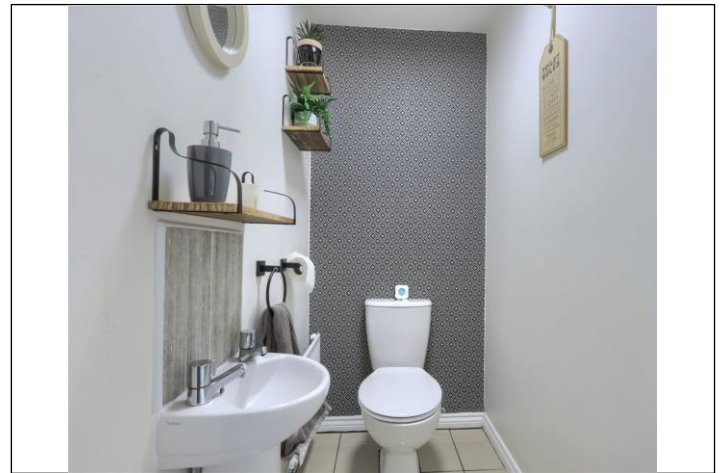
- ▲ Four Bedroom Detached Property
- ▲ En-Suite
- ▲ Highly Popular Development
- ▲ 23ft Plus Lounge Diner

- ▲ Sleek High Gloss Fitted Kitchen
- ▲ Ground Floor WC
- ▲ Garage
- ▲ Well Presented Garden

Offers Over £219,950

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Located within a popular development, this move in ready detached home ticks plenty of boxes. Nicely presented both inside and out and brilliant for local amenities, transport links and schooling. Early viewing is advised.

GROUND FLOOR

HALL - 2.01m x 5.05m (6'7" x 16'7")

Part glazed composite entrance door, tiled flooring, radiator with decorative cover, part panelled wall, grey carpeted stairs to the first floor and panelled doors to all rooms.

LOUNGE DINER - 7.31m x 3.12m (24' x 10'3")

A fantastic spacious room with modern style decoration, feature panelled walls, wide plank oak laminate flooring, radiator, UPVC window and French doors with integrated blinds open onto the lovely rear garden.

KITCHEN - 2.54m (8'4") reducing to 1.68m (5'6") x 5.05m (16'7") reducing to 3.98m (13'1")

A sleek high gloss fitted kitchen with stainless steel handles and butcher block laminated worktops and upstands, integrated AEG electric oven and gas hob with stainless steel splashback and matt black extractor hood, integrated fridge freezer, plumbing for washing machine and dishwasher. A cupboard houses the Ideal Logic combi boiler, radiator, UPVC window overlooks the driveway and doors to the hall and lounge diner.

WC - 1.56m x 1.01m (5'1" x 3'4")

A white modern suite with tiled splashback, extractor fan, tiled flooring flows through from the hall, radiator and LED lighting.

FIRST FLOOR

LANDING - 3.48m (11'5") reducing to 1.13m (3'8") x 2.42m (7'11") reducing to 1.27m (4'2")

With panelled doors to all rooms including a handy storage cupboard and access to the loft space.

MASTER BEDROOM - 4.67m (15'4") reducing to 3.63m (11'11") x 3.81m (12'6") reducing to 1.21m (4')

A light and bright room with neutral decoration including grey carpet, twin UPVC windows, radiator and door to the en-suite.

EN-SUITE - 2.32m x 1.18m (7'7" x 3'10")

A white suite with thermostatic shower, part tiled, part clad walls, extractor fan, decorative vinyl flooring, chrome ladder radiator and spotlight lighting.

BEDROOM TWO - 2.55m (8'4") reducing to 1.32m (4'4") x 4.56m (15') reducing to 3.88m (12'9")

With neutral decoration and grey carpet, radiator and UPVC window with open views.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM THREE - 2.68m (8'10") reducing to 1.32m (4'4") x 3.71m (12'2") reducing to 3.04m (10')

A well-presented room with feature panelled wall, grey carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM FOUR - 2.33m x 3.17m (7'8" x 10'5")

A spacious fourth bedroom currently used as a dressing room with grey oak vinyl flooring, chrome downlighters, radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.12m x 1.93m (6'11" x 6'4")

A white suite with waterfall taps, fully UPVC clad walls, chrome ladder radiator, vinyl flooring and UPVC window.

EXTERNALLY

GARAGE - 2.50m x 5.05m (8'2" x 16'7")

With up and over entrance door, power and lighting.

PARKING & GARDEN - The front of the property benefits from a generous tarmac driveway offering parking for numerous vehicles, outdoor tap and gated access to the rear garden. The rear garden is mainly laid to lawn with a full width raised sundeck area, paved patio and gated access to the driveway.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Fibre Broadband & Mobile Signal

No Known Rights of Way

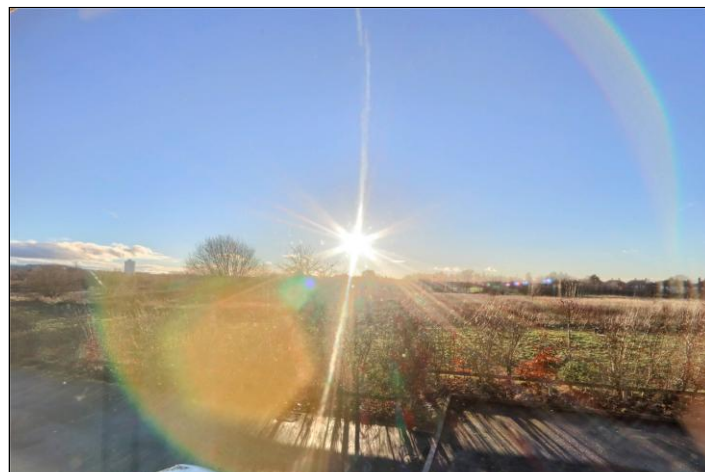
AGENTS REF: - CF/LS/EST250501/15012026

Council Tax Band: D

Tenure: Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



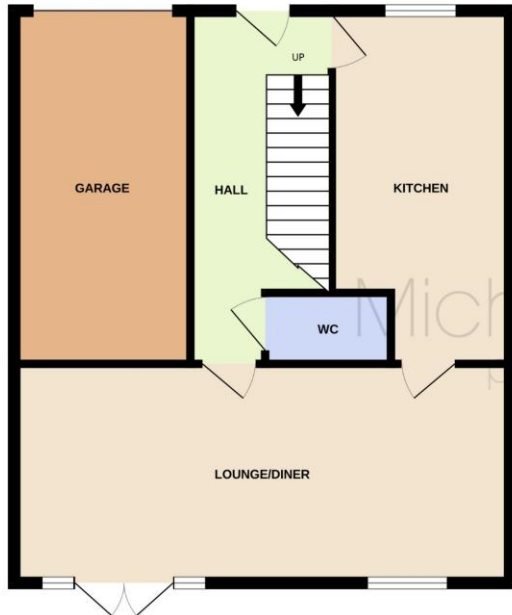
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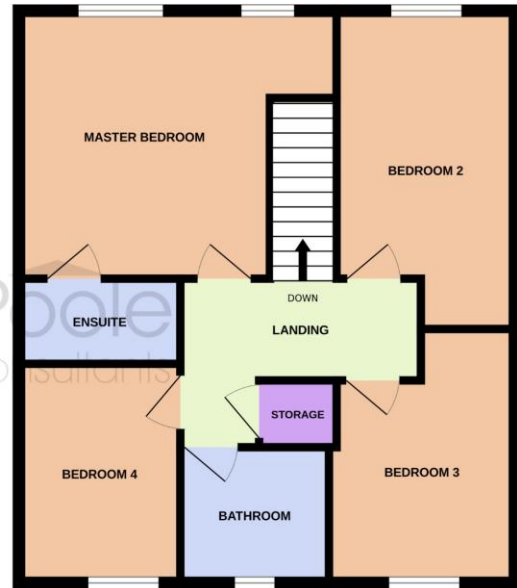
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GROUND FLOOR



1ST FLOOR



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