

LAMBTON STREET, NORMANBY, MIDDLESBROUGH, TS6 0LN

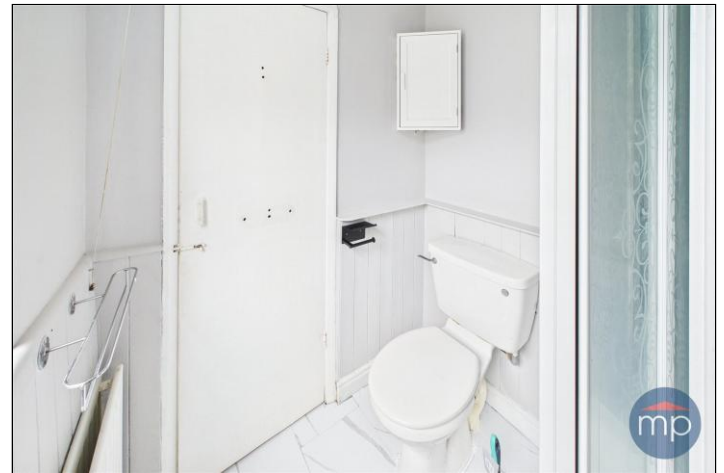


- ▲ Two-bedroom terraced home in central Normanby
- ▲ Main bedroom with adjoining dressing room
- ▲ Modern downstairs bathroom
- ▲ Ideal turn-key rental investment
- ▲ Perfect starter home for first-time buyers
- ▲ Well-presented and ready to move into
- ▲ Close to local shops, schools and transport links
- ▲ Low-maintenance rear yard
- ▲ Strong rental demand area

£82,000

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This charming property offers comfortable living space throughout, with a practical layout suited to a range of buyers.

The ground floor features a welcoming lounge leading through to a fitted kitchen and a modern downstairs bathroom.

Upstairs, you'll find two bedrooms, including a generous main bedroom with an additional dressing room—a rare and highly desirable feature that adds valuable storage and flexibility.

Located within walking distance of Normanby's shops, amenities, and transport links, the home is perfectly placed for convenience and strong rental appeal. With minimal work required, it's an excellent turn-key investment or a great opportunity for first-time buyers looking to get onto the property ladder.

GROUND FLOOR

HALLWAY/LOUNGE - 7m x 3.7m (23' x 12'2")

KITCHEN - 2.29m x 1.65m (7'6" x 5'5")

REAR HALLWAY - 0.84m x 1.6m (2'9" x 5'3")

BATHROOM - 1.73m x 1.6m (5'8" x 5'3")

FIRST FLOOR

LANDING - 0.79m x 0.84m (2'7" x 2'9")

BEDROOM ONE - 2.82m x 3.3m (9'3" x 10'10")

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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DRESSING ROOM - 2.29m x 1.65m (7'6" x 5'5")

BEDROOM TWO - 3.1m x 3.73m (10'2" x 12'3")

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: - JS/LS/EST250523/03122025

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: 01642 955180



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A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and signs with the company logo.

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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market



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