

**LIME ROAD, NORMANBY, MIDDLESBROUGH, TS6 0BT**



- ▲ Three-bedroom semi-detached home
- ▲ Fitted kitchen
- ▲ Three well-proportioned bedrooms
- ▲ Family bathroom

- ▲ Generous rear garden
- ▲ Standalone garage
- ▲ Ideal first-time purchase
- ▲ Excellent rental investment opportunity

**£134,950**

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Situated on Lime Road in the popular residential area of Eston, this three-bedroom semi-detached home offers fantastic potential for buyers looking to modernise and add value.

In general need of updating, the property comprises a good-sized lounge leading through to a separate dining area, providing an ideal space for both everyday living and entertaining. A small garden room to the rear offers additional versatile space, perfect as a sunroom or hobby area, while the fitted kitchen provides ample storage and workspace.

To the first floor are three good-sized bedrooms and a family bathroom, offering comfortable accommodation for a growing family or tenants alike.

Externally, the property benefits from a generous rear garden, ideal for outdoor enjoyment, along with a standalone garage providing secure parking or additional storage.

An excellent opportunity for a first-time buyer looking to create a home to their own taste, or an ideal rental investment with strong potential returns. Early viewing is recommended to appreciate the space and possibilities on offer.

**TO VIEW:** Tel: **01642 955180**

129 High Street, Eston, TS6 9JD

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### **GROUND FLOOR**

**Approx. 23.4 sq. m**

**LOUNGE - 4.77m x 3.39m (15'8" x 11'1")**

**FAMILY ROOM - 2.95m x 2.47m (9'8" x 8'1")**

**GARDEN ROOM - 2.46m x 1.00m (8'1" x 3'3")**

**KITCHEN - 4.14m x 2.24m (13'7" x 7'4")**

### **FIRST FLOOR**

**Approx. 22.5 sq. m**

**BEDROOM ONE - 3.67m x 3.45m (12' x 11'4")**

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**BEDROOM TWO - 3.61m x 3.15m (11'10" x 10'4")**

**BEDROOM THREE - 2.31m x 2.04m (7'7" x 6'8")**

**BATHROOM - 1.90m x 1.80m (6'3" x 5'11")**

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/EST260010/27022026

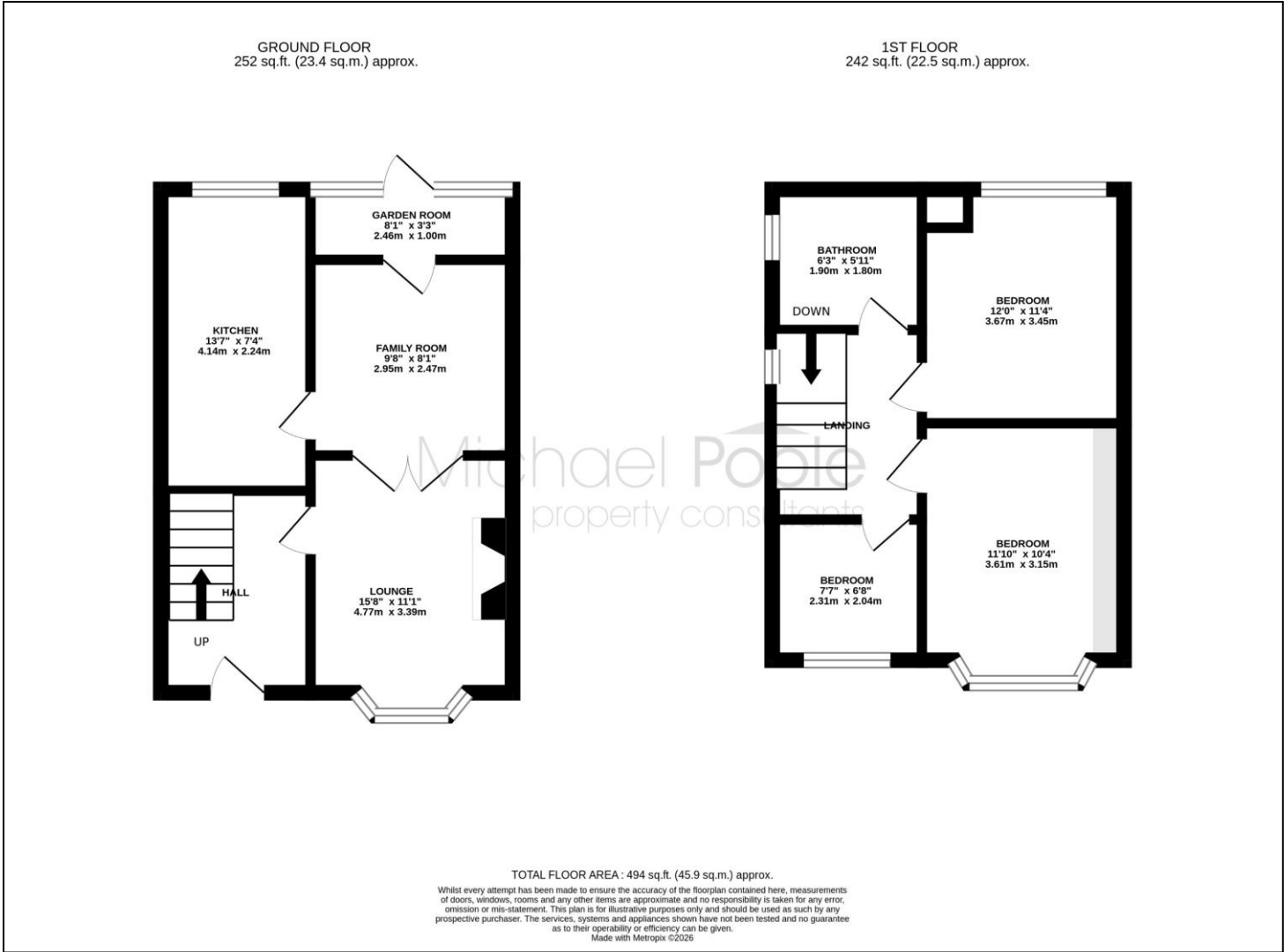
**Council Tax Band:** C     **Tenure:** Freehold

**TO VIEW:** Contact our Eston office on  
Tel: 01642 955180

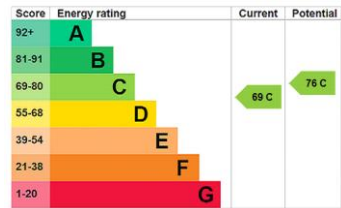


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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