

## SOUTH PARK AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0NX



- ▲ Ideal Property to Downsize Into!
- ▲ Modern Two Bedroom Bungalow with Boarded Loft Room
- ▲ Off Street Parking on a Block Paved Driveway
- ▲ Detached Garage
- ▲ Modern Kitchen

- ▲ Worth Noting That the Property Has Been Fully De-Shaled
- ▲ UPVC Double Glazed Windows & External Doors
- ▲ Southerly Facing Rear Garden
- ▲ Bathroom with a Three Piece Suite

**Offers Over £180,000**

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This two bedroom bungalow has been updated to a high standard and is Ideal for someone looking to downsize into!

Notable features include a boarded loft room, modern kitchen, bathroom with a three-piece suite, off street parking on a block paved driveway and detached garage, southerly facing rear garden, UPVC double glazed windows and external doors.

It's worth noting that the property has been fully de-shaded and the seller has the certificate.

The property comprises entrance vestibule, hallway, lounge, kitchen, two bedrooms and a bathroom. On the first floor there is a boarded loft room.

#### **GROUND FLOOR**

**ENTRANCE VESTIBULE** - With UPVC entrance door and connecting door to the hallway.

**HALLWAY** - With radiator and woodgrain effect laminate flooring.

#### **LOUNGE - 5m x 3.6m (16'5" x 11'10")**

With two radiators and gas fire in surround.

#### **KITCHEN - 3.3m x 3m (10'10" x 9'10")**

With white handleless high gloss wall, drawer, and floor units, woodgrain effect worktop, electric oven, four ring induction hob with splashback and extractor fan, stainless steel sink, integrated fridge freezer and space for washing machine. Radiator, UPVC door to the rear garden and woodgrain effect laminate flooring.

#### **BEDROOM ONE - 3.7m x 3m (12'2" x 9'10")**

With radiator.

#### **BEDROOM TWO - 2.4m x 3m (7'10" x 9'10")**

With radiator.

#### **BATHROOM - 2.36m x 1.8m (7'9" x 5'11")**

Comprising close coupled WC, vanity wash hand basin with mixer tap, bath with shower over, chrome towel radiator and storage cupboard.

#### **BOARDED LOFT ROOM - 6.1m x 4.3m (20' x 14'1")**

Boarded loft room with radiator, three skylights and eaves storage.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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**EXTERNALLY**

**PARKING & GARDEN** - To the front there is off street parking for multiple cars on a block paved driveway leading to the detached garage and to the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/EST260020/19022026

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

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Tel: 01642 955180

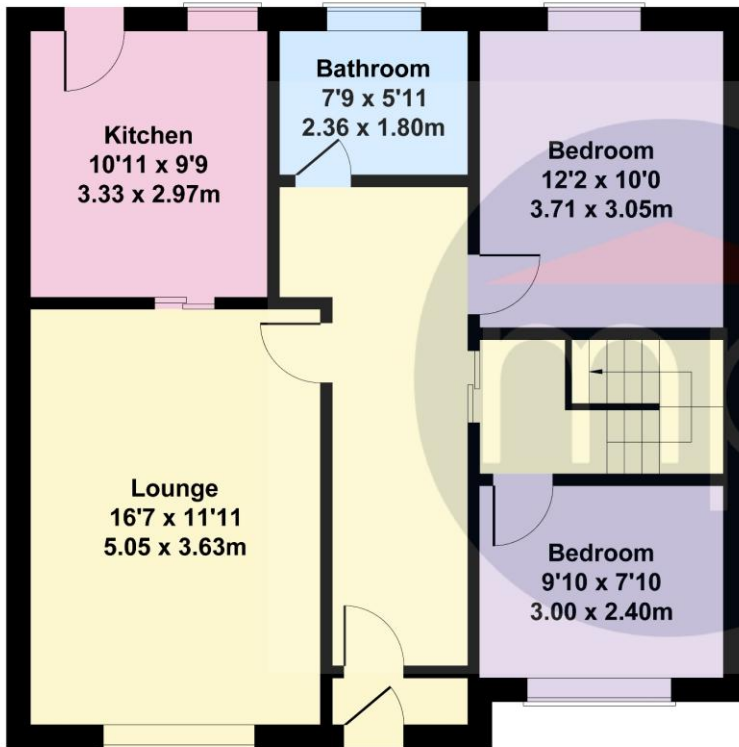


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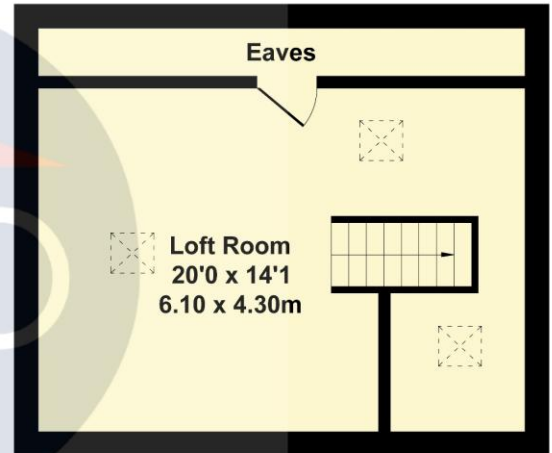


## 45 South Park Avenue

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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