

BIRCHWOOD GROVE, NORMANBY, MIDDLESBROUGH, TS6 0GE



- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ High Gloss Kitchen Diner with French Doors to the Rear Garden

- ▲ Ground Floor WC
- ▲ Double Driveway
- ▲ Southerly Facing Rear Garden

Offers Over £145,000

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Located within a popular conveniently placed development, this semi-detached home offers excellent value. With modern style decoration throughout including a high gloss fitted kitchen with French doors opening onto the southerly facing rear garden. Early viewing is advised.

GROUND FLOOR

HALL - 1.92m x 1.41m (6'4" x 4'8")

Part glazed coloured entrance door, oak laminate flooring, radiator, staircase to the first floor and fully glazed door to the living room.

LIVING ROOM - 3.69m (12'1") reducing to 2.69m (8'10") x 4.28m (14'1")

With modern style decoration, oak laminate flooring, brushed stainless steel sockets and switches, radiator, UPVC window and fully glazed door to the kitchen diner and WC.

WC - 1.83m x 1.04m (6' x 3'5")

White suite with tiled splashback, extractor fan and tiled flooring.

KITCHEN DINER - 4.72m (15'6") reducing to 1.77m (5'10") x 3.98m (13'1") reducing to 2.86m (9'5")

A high gloss fitted kitchen with roll edge worktops, integrated AEG electric oven and hob with stainless steel extractor hood, plumbing for washing machine, a storage cupboard houses the Ideal Logic combi boiler, tiled flooring flows through to the dining area with feature panelled wall, integrated storage cupboard and UPVC French doors with twin sidelights open to the rear garden.

FIRST FLOOR

LANDING - 2.95m x 1.48m (9'8" x 4'10")

With panelled doors to all rooms and access to the loft space.

BEDROOM ONE - 2.94m (9'8") reducing to 1.21m (4') x 3.41m (11'2") reducing to 2.85m (9'4")

With modern style decoration and feature part panelled wall, wide plank oak laminate flooring, integrated wardrobe storage, radiator, UPVC window and door to the en-suite.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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EN-SUITE - 1.68m x 1.76m (5'6" x 5'9")

White suite with electric shower unit, extractor fan, part tiled walls, vinyl flooring, radiator and UPVC window.

BEDROOM TWO - 2.64m x 3.30m (8'8" x 10'10")

A double room with laminate flooring, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.02m (6'8") reducing to 1.09m (3'7") x 3.57m (11'9") reducing to 3.30m (10'10")

A spacious third bedroom with oak laminate flooring, radiator and UPVC window overlooks the rear garden.

BATHROOM - 1.69m x 2.03m (5'7" x 6'8")

A white suite with part metro tiled walls, radiator, extractor fan and vinyl flooring.

EXTERNALLY

PARKING & GARDEN - The front of the property benefits from a double tarmac driveway with border planting and gated access to the rear garden. The southerly facing rear garden is part laid to lawn and part decked with storage shed and outdoor tap.

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.

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: - CF/LS/EST260070/12022026

Council Tax Band: B

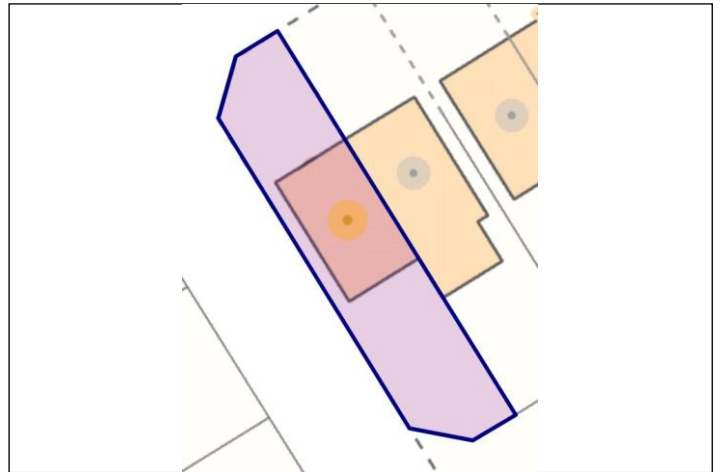
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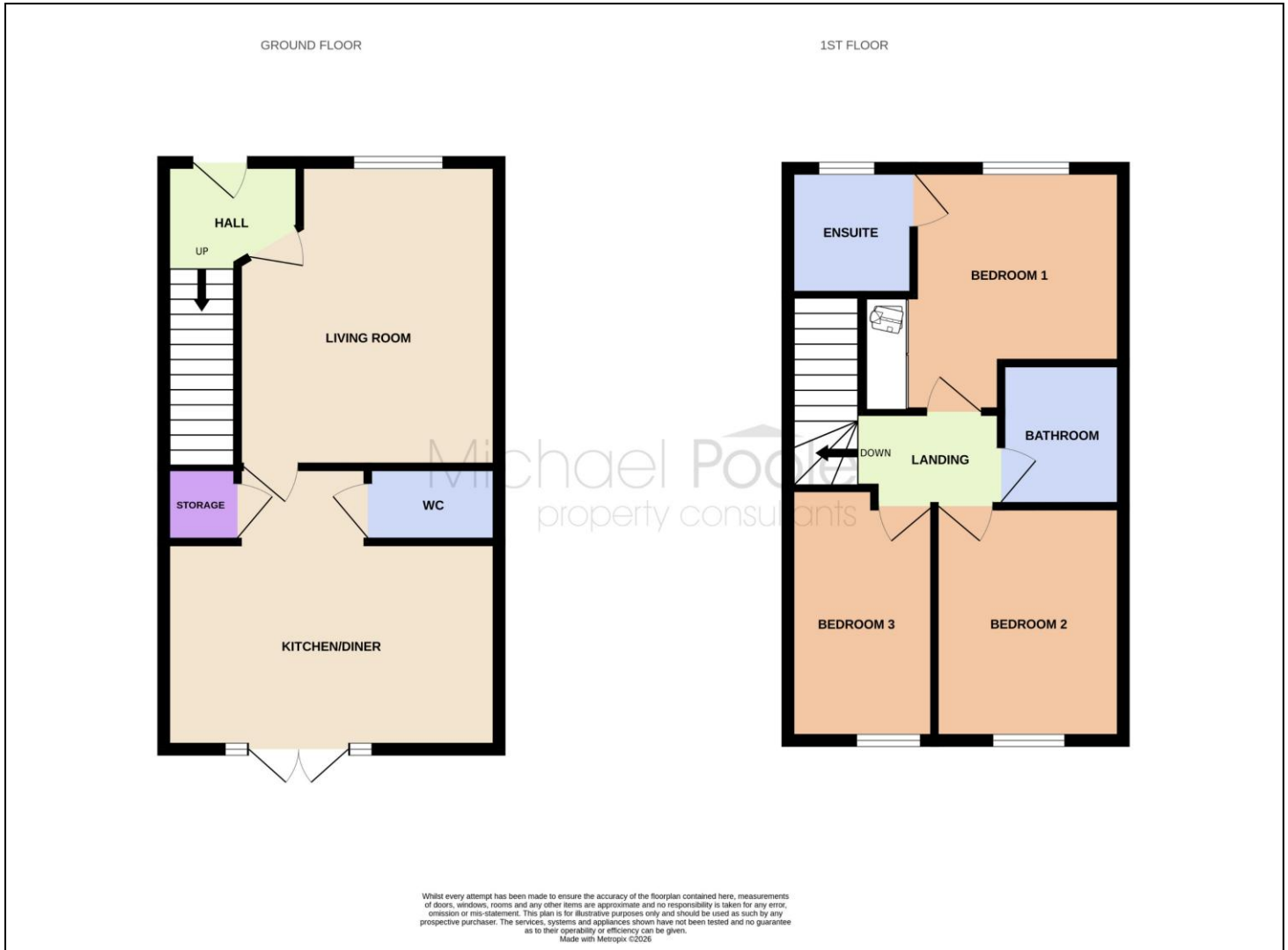
TO VIEW: Contact our Eston office on

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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