

CARRON GROVE, NORMANBY, MIDDLESBROUGH, TS6 0HD



- ▲ No Onward Chain
- ▲ Beautifully Presented Detached Bungalow
- ▲ Two Generously Sized Bedrooms
- ▲ Impressive Corner Plot Position
- ▲ Spacious Lounge Filled with Natural Light & Separate Dining Room
- ▲ Conservatory Overlooking the Rear Garden
- ▲ Well-Appointed Fitted Kitchen
- ▲ Attractive Gardens to Front, Side and Rear
- ▲ Detached Garage & Driveway Providing Ample Off-Street Parking
- ▲ Comfortable and Versatile Single-Level Living
- ▲ Ideal for Downsizers, Retirees and a Variety of Buyers

£275,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no onward chain, this beautifully presented two-bedroom detached bungalow occupies an impressive corner plot within the highly sought-after Carron Grove area of Normanby.

Light, airy and well maintained throughout, the accommodation briefly comprises a welcoming entrance hall, a spacious lounge filled with natural light, a fitted kitchen, and a separate dining room providing the perfect space for entertaining. To the rear, a delightful conservatory offers additional living space and pleasant views over the garden.

The property features two generously sized bedrooms and a well-appointed bathroom, with the overall layout offering comfortable and versatile single-level living.

Externally, the bungalow enjoys attractive gardens to the front, side and rear, benefiting from its prominent corner position. A detached garage and driveway provide ample off-street parking.

An excellent opportunity for a variety of buyers, including downsizers and those seeking a peaceful residential setting, this superb bungalow combines spacious accommodation, a desirable plot and the added advantage of being available with no onward chain.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk

GROUND FLOOR

ENTRANCE HALL - 1.8m x 3.5m (5'11" x 11'6")

LIVING ROOM - 4.78m x 3.94m (15'8" x 12'11")

BEDROOM ONE - 3.58m x 4m (11'9" x 13'1")

HALLWAY - 2.41m x 1.8m (7'11" x 5'11")

DINING ROOM - 2.5m x 4m (8'2" x 13'1")

KITCHEN - 2.57m x 4.01m (8'5" x 13'2")

SUNROOM - 4.42m x 2.6m (14'6" x 8'6")

BEDROOM TWO - 2.6m x 4m (8'6" x 13'1")

CARRON GROVE, TS6 0HD

BATHROOM - 2.44m x 2.08m (8' x 6'10")

AGENTS REF: - JS/LS/EST260293/23062026

EXTERNALLY

Council Tax Band: D **Tenure:** Freehold

GARAGE - 5.28m x 2.62m (17'4" x 8'7")

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

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

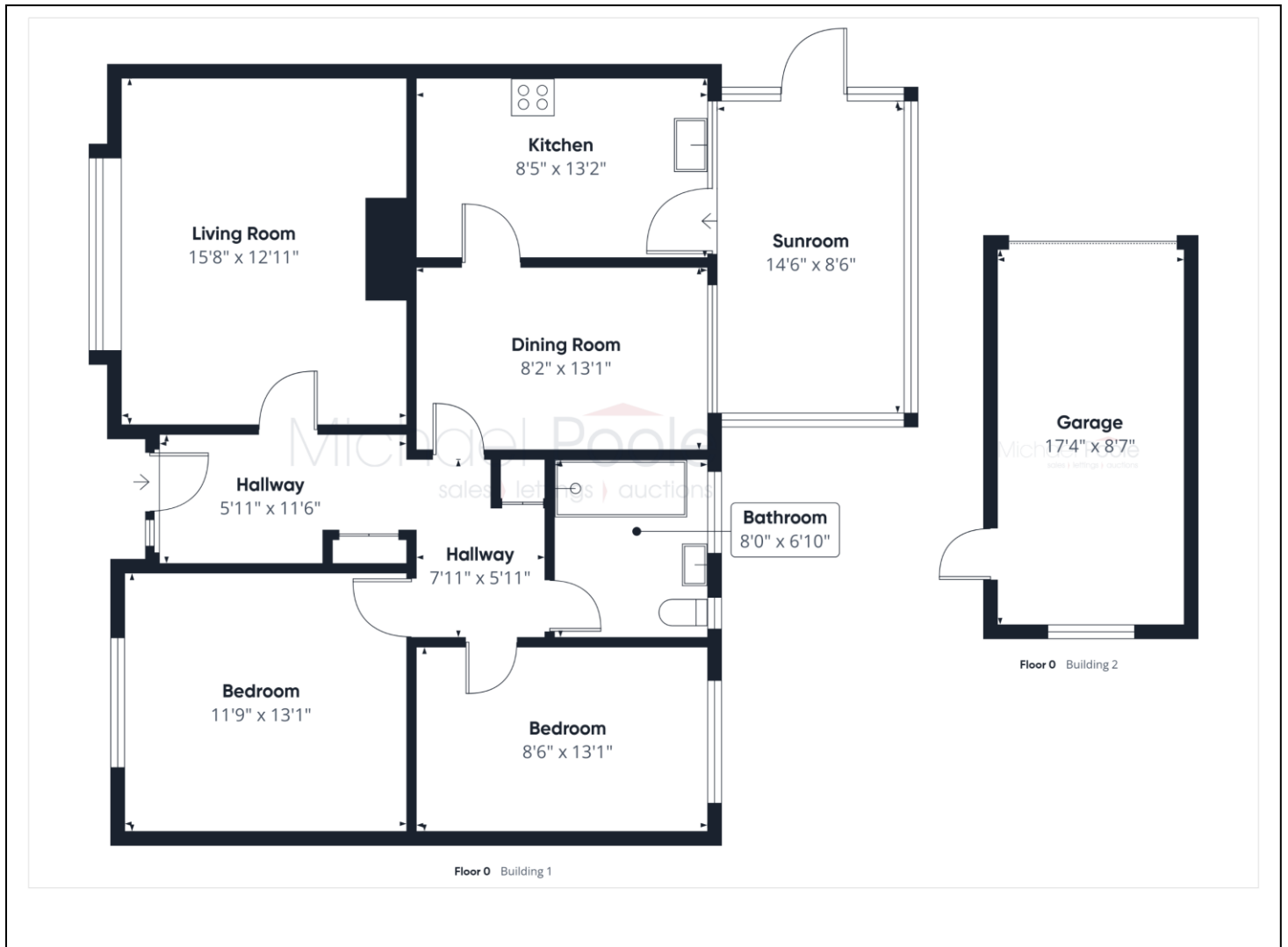


CARRON GROVE, TS6 0HD



CARRON GROVE, TS6 0HD





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.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD