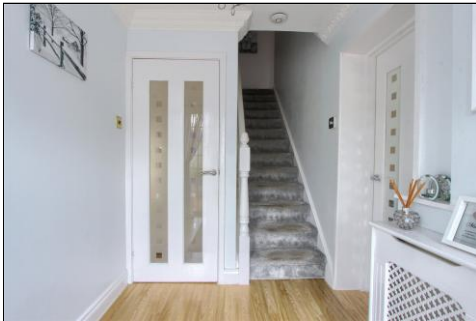


KEW RISE, NORMANBY, MIDDLESBROUGH, TS6 0SA



- ▲ Detached
- ▲ Four Bedrooms
- ▲ Two Reception Room
- ▲ Quiet Cul-De-Sac Location

- ▲ Open Plan Living/Diner
- ▲ Utility Room
- ▲ Private Rear Garden
- ▲ Off Street Parking

Offers Over £245,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Rarely do properties in this desirable location come to market. This four-bedroom property certainly ticks a lot of boxes and would make a beautiful family home.

The property briefly comprises an entrance hall, an open-plan lounge diner, and a separate sitting/dining room, which was formerly the garage. To the rear is a kitchen featuring a good range of wall, base and drawer units, an integrated electric oven, gas hob and extractor hood, with access to the utility room.

The first floor offers four double bedrooms and a family bathroom.

Externally, the property is set back from the road providing ample off-street parking and a pleasant low-maintenance front garden. To the rear, the garden is mostly laid to lawn and features an imprinted concrete patio area.

GROUND FLOOR

ENTRANCE HALL - 1.8m x 1.5m (5'11" x 4'11")

LOUNGE/DINER - 7.3m x 4.0m (23'11" x 13'1")

SITTING/DINING ROOM - 5.2m x 2.1m (17'1" x 6'11")

KITCHEN - 2.5m x 2.4m (8'2" x 7'10")

UTILITY - 2.1m x 2.8m (6'11" x 9'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 2.9m x 3.7m (9'6" x 12'2")

BEDROOM TWO - 2.2m x 4.9m (7'3" x 16'1")

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

www.michaelpoole.co.uk



KEW RISE, TS6 0SA

BEDROOM THREE - 2.3m x 4.4m (7'7" x 14'5")

BEDROOM FOUR - 2.7m x 3.4m (8'10" x 11'2")

FAMILY BATHROOM - 1.9m x 2.3m (6'3" x 7'7")

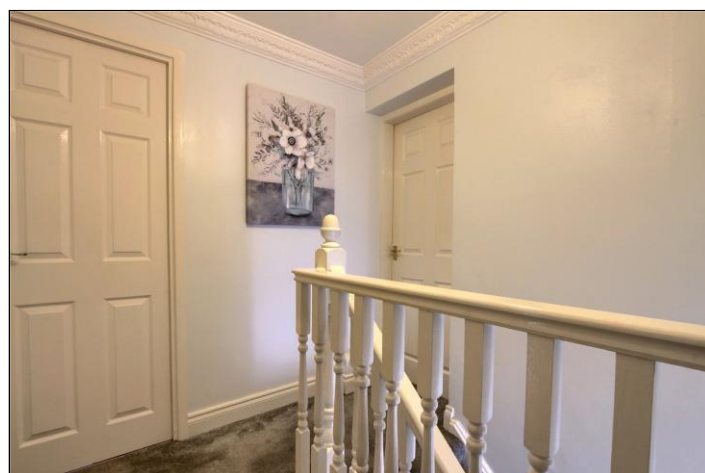
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use 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.

AGENTS REF: - EE/LS/GBH260137/22052026

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

TO VIEW: Contact our Eston office on

Tel: 01642 955180



KEW RISE, TS6 OSA



KEW RISE, TS6 0SA





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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