

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0DS

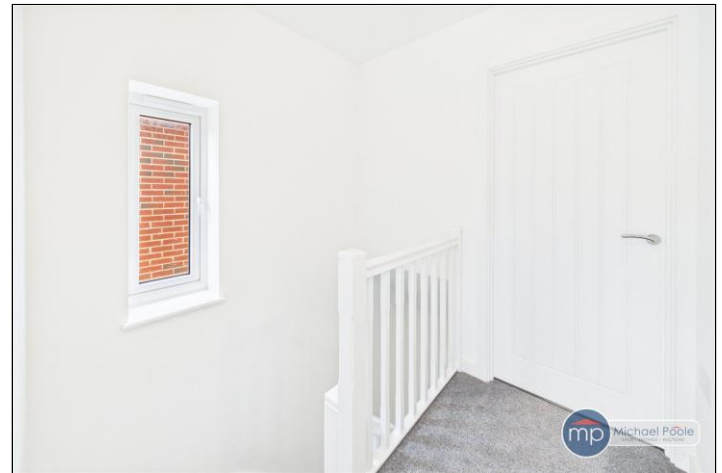


- ▲ Three-bedroom semi-detached home
- ▲ Move-in ready throughout
- ▲ Spacious lounge with patio doors to rear garden
- ▲ Master bedroom with en-suite
- ▲ Convenient downstairs WC
- ▲ Private rear garden, ideal for entertaining
- ▲ Walking distance to woodland and country park
- ▲ Ideal for first-time buyers, families, or professionals

£190,000

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Situated on Whinfell Drive in Normanby, this beautifully presented three-bedroom semi-detached home forms part of the popular Taylor Wimpey & Miller Homes development on Flatts Lane. Ideally located within walking distance of surrounding woodland and the nearby country park, the property offers a perfect balance of modern living and outdoor lifestyle.

This stylish new-build home has been barely lived in and is presented in immaculate, move-in ready condition throughout. The accommodation comprises a welcoming lounge with patio doors opening onto the rear garden, creating a bright and airy living space, alongside a contemporary kitchen designed for both practicality and style.

Upstairs, there are three well-proportioned bedrooms, including a spacious master bedroom with en-suite facilities, as well as a modern family bathroom. A convenient downstairs WC completes the layout.

Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining. This is a fantastic opportunity to acquire a nearly new home in a highly desirable location, perfect for families, professionals, or first-time buyers alike.

GROUND FLOOR

HALLWAY - 1.17m x 3.18m (3'10" x 10'5")

WC - 0.91m x 2.06m (3' x 6'9")

LIVING ROOM - 4.47m x 5.08m (14'8" x 16'8")

KITCHEN - 2.3m x 3.18m (7'7" x 10'5")

FIRST FLOOR

LANDING - 1.07m x 2.8m (3'6" x 9'2")

BEDROOM ONE - 3.1m x 3.18m (10'2" x 10'5")

EN-SUITE - 1.17m x 2.06m (3'10" x 6'9")

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BEDROOM TWO - 2.41m x 3.33m (7'11" x 10'11")

BEDROOM THREE - 2m x 2.2m (6'7" x 7'3")

BATHROOM - 2.41m x 1.7m (7'11" x 5'7")

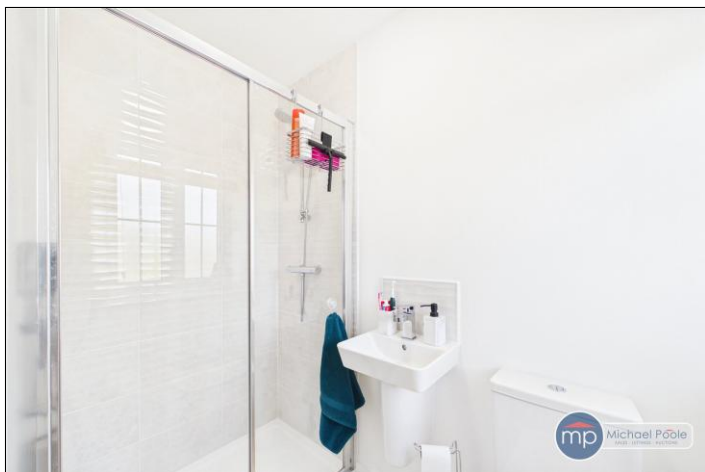
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

SECTION 21 - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

AGENTS REF: - JS/LS/LET250150/20042026

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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