

KINLOCH ROAD, NORMANBY, MIDDLESBROUGH, TS6 0ES



- ▲ Three Bedroom Semi Detached Property
- ▲ Highly Popular Residential Area
- ▲ 24ft Plus Lounge Diner
- ▲ High Gloss Fitted Kitchen

- ▲ Ground Floor WC
- ▲ Garage
- ▲ Garden
- ▲ No Chain Sale

Offers Over £149,950

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Offered for sale with no chain, this spacious semi-detached property ticks plenty of boxes. Located within a highly popular area within easy reach of amenities, schooling and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH - 1.61m x 1.23m (5'3" x 4')

Part glazed UPVC entrance door, tiled flooring, UPVC windows and glazed door to the hall.

HALL - 1.81m x 4.83m (5'11" x 15'10")

With neutral decoration, glazed doors to the lounge diner and kitchen, radiator and storage cupboard housing the Ideal Logic combi boiler.

LOUNGE DINER - 3.38m x 7.38m (11'1" x 24'3")

A light and bright dual aspect room with recent neutral decoration, radiator and twin UPVC windows.

KITCHEN - 2.21m (7'3") reducing to 1.80m (5'11") x 3.61m (11'10") reducing to 0.99m (3'3")

A high gloss fitted kitchen with stainless steel handles and soft closing doors, contrasting worktops and upstands, integrated electric oven and gas hob with extractor hood, plumbing dishwasher, fully tiled walls, chrome sockets and switches, grey oak vinyl flooring, UPVC window and door to the utility area and WC.

UTILITY AREA - 1.75m (5'9") reducing to 1.45m (4'9") x 1.83m (6') reducing to 0.88m (2'11")

With plumbing for washing machine, cupboard storage, fully tiled walls and floor, UPVC windows, part glazed door to the rear garden and driveway and door to the WC.

WC - 0.81m x 1.03m (2'8" x 3'5")

With fully tiled walls and flooring, and UPVC clad ceiling.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 1.83m x 2.94m (6' x 9'8")

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

BEDROOM ONE - 3.25m (10'8") reducing to 3.21m (10'6") x 3.63m (11'11") increasing to 4.54m (14'11") into the bay

A bay windowed room with neutral decoration including carpet, radiator and UPVC window.

BEDROOM TWO - 3.42m (11'3") reducing to 3.25m (10'8") x 3.61m (11'10")

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

BEDROOM THREE - 2.05m x 2.40m (6'9" x 7'10")

With neutral decoration including carpet, radiator and UPVC window.

BATHROOM - 1.80m x 1.86m (5'11" x 6'1")

A modern white suite with over bath thermostatic shower with extractor fan, high gloss vanity storage unit, fully tiled walls, chrome towel radiator, tiled flooring and UPVC window.

EXTERNALLY

GARAGE - 2.53m x 4.85m (8'4" x 15'11")

With up and over door, power, light and shelved storage.

PARKING & GARDENS

The front of the property benefits from a paved driveway with border planting frontage and outdoor tap. The rear garden is laid to lawn with paved pathways and patio area.

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/NUN250697/20112025

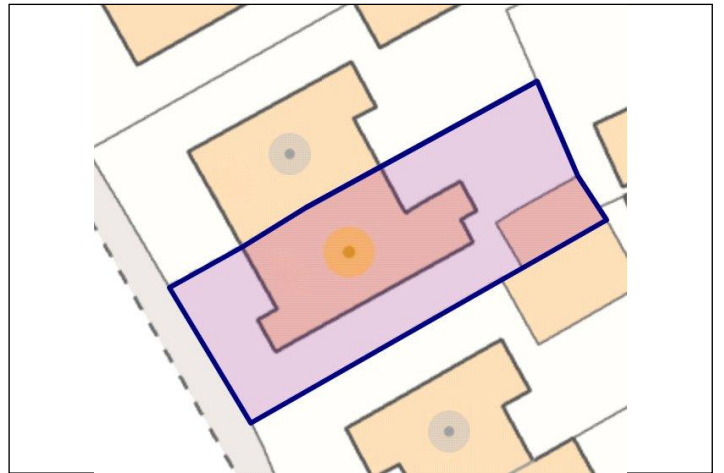
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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