

FIRTREE AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0PQ



- ▲ Three Bedroom Semi Detached Property
- ▲ Extended Upgraded Kitchen & Bathroom
- ▲ Fantastic Residential Area of Normanby

- ▲ Ground Floor WC
- ▲ Fully Boarded Loft Space
- ▲ 26ft Plus Garage/Utility
- ▲ Generous Rear Garden

£220,000

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Located in the sought after residential area of Normanby, this spacious extended family home ticks plenty of boxes. Upgrades include a Tecaz Granite topped kitchen and nice spec bathroom. Brilliant for local amenities, schooling and transport links. Early serious viewing is advised to fully appreciate this lovely property.

GROUND FLOOR

HALL - 2.70m (8'10") reducing to 1.02m (3'4") x 4.60m (15'1") reducing to 2.60m (8'6")

Part glazed UPVC entrance door with twin frosted side lights, wide plank oak laminate flooring, r radiator, staircase to the first floor, under stairs storage cupboard and panelled doors to the living room, kitchen diner and WC.

WC - 1.33m x 1.10m (4'4" x 3'7")

A nice spec WC with vanity storage unit and chrome ladder radiator.

LIVING ROOM - 3.69m (12'1") reducing to 2.70m (8'10") x 4.84m (15'11") reducing to 4.38m (14'4")

A spacious room with wood fire surround with living flame gas fire, radiator and UPVC window. Double doors open to ...

KITCHEN DINER - 5.94m (19'6")m reducing to 3.70m (12'2") x 3.50m (11'6") reducing to 2.87m (9'5")

A fantastic light and bright room with Tecaz granite topped shaker style kitchen with soft closing doors, range style electric cooker with coloured splashback and extractor hood, plumbing for a slimline dishwasher, oak vinyl flooring, Velux style roof window showers the room with natural light, stainless steel downlighters, UPVC windows and door to the lovely rear garden.

FIRST FLOOR

LANDING - 2.65m x 1.96m (8'8" x 6'5")

With panelled doors to all rooms, storage cupboard, UPVC window and access to the fully boarded loft space via a wooden retractable loft ladder which houses the Baxi DuoTec combi boiler.

BEDROOM ONE - 3.50m (11'6") reducing to 2.71m (8'11") x 3.62m (11'11") reducing to 3.20m (10'6")

A well-presented room with radiator and UPVC window.

TO VIEW: Tel: 01642 955180

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BEDROOM TWO - 3.50m x 2.95m (11'6" x 9'8")

A double room currently used as a work/craft room with radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.65m x 2.02m (8'8" x 6'8")

A spacious third bedroom with neutral carpet, radiator and UPVC window.

BATHROOM - 2.64m x 2.64m (8'8" x 8'8")

A lovely upgraded white modern suite with a freestanding bath with shower rinser attachment, separate walk-in thermostatic shower with rinser attachment, part tiled walls, extractor fan, chrome ladder radiator, tiled flooring and UPVC window.

EXTERNALLY

GARAGE/UTILITY - 2.28m x 8.03m (7'6" x 26'4")

A fantastic size garage with an up and over entrance door, power, lighting and utility area with plumbing for washing machine and space for tumble dryer, cupboard storage with stainless steel sink, UPVC window and part glazed door to the rear garden.

PARKING & GARDENS - The front of the property benefits from a block paved driveway with neat lawned frontage and border planting. The well-maintained rear garden is laid to lawn with paved pathways and patio area, greenhouse, storage shed, power supply and outdoor tap.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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AGENTS REF: - CF/LS/RED240300/24032026

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

TO VIEW: Contact our Eston office on

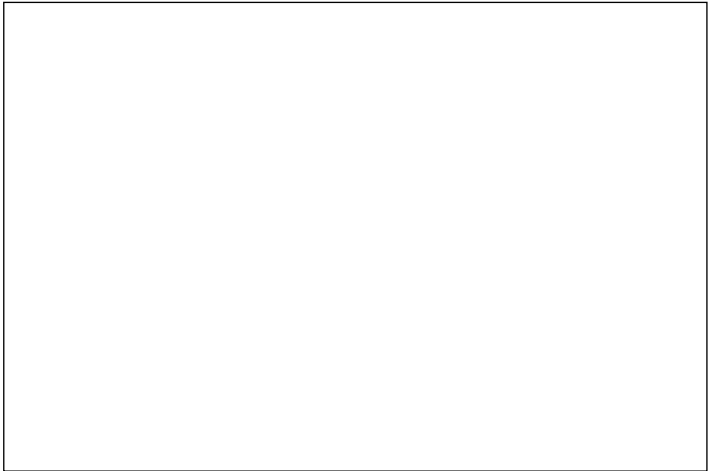
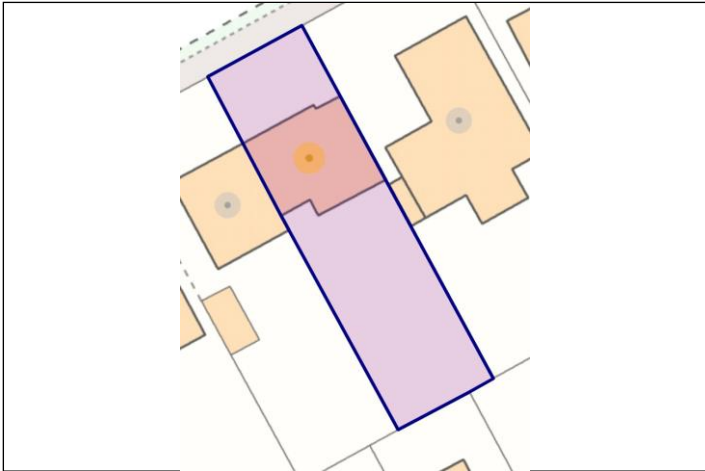
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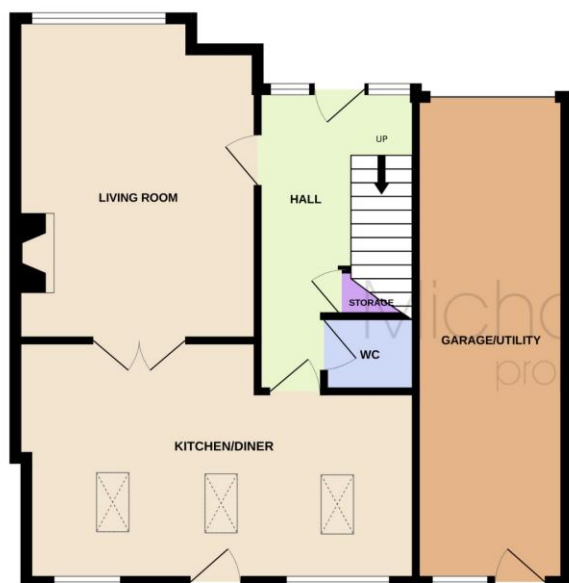
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GROUND FLOOR

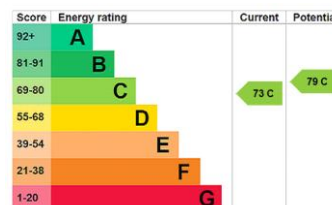


1ST FLOOR



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