

KINLOCH ROAD, NORMANBY, MIDDLESBROUGH, TS6 0EQ



- ▲ Semi Detached Property
- ▲ Three Double Bedrooms
- ▲ Popular Residential Area
- ▲ Fantastic Corner Plot
- ▲ Modern Style High Gloss Kitchen
- ▲ 18ft Living Room

- ▲ Garage
- ▲ Low Maintenance Westerly Facing Rear Garden
- ▲ New Boiler Fitted in November 2025
- ▲ No Chain Sale

Offers in the region of £159,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain, this corner positioned semi-detached property is located in the popular residential area of Normanby with light and bright generous rooms throughout including an 18ft dual aspect living room and three double bedrooms. Excellent for local amenities, transport links and schooling. Early viewing is advised.

GROUND FLOOR

HALL - 2.7m x 2.67m (8'10" x 8'9")

Part glazed UPVC entrance door, wide plank oak laminate flooring, under stairs storage cupboard, radiator, and doors to the kitchen, living room and dining room.

DINING ROOM - 2.72m (8'11") x 3.05m (10') increasing to 3.8m (12'6") into the bay

A well presented bay windowed room with oak laminate flooring, radiator, UPVC window and opening through to the living room.

LIVING ROOM - 3.12m x 5.49m (10'3" x 18')

A light and bright dual aspect room with laminate flooring flowing through from the dining room, radiator, UPVC window and French doors with twin side lights open onto the rear garden.

KITCHEN - 2.7m x 2.7m (8'10" x 8'10")

A modern style high gloss fitted kitchen with hardwood worktops, integrated electric oven and hob, integrated fridge, contrasting part tiled walls, spotlight lighting, UPVC window, part glazed door to the westerly facing rear garden and access to the utility.

UTILITY - 1.6m x 0.84m (5'3" x 2'9")

Utility space with plumbing for washing machine, space for tumble dryer and UPVC window.

FIRST FLOOR

LANDING - 2.7m x 2.72m (8'10" x 8'11")

With panelled doors to all rooms, UPVC window, and access to the loft space via a wooden loft ladder.

BEDROOM ONE - 3.1m x 3.25m (10'2" x 10'8")

A nicely presented double room with neutral decoration and carpet, radiator and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



KINLOCH ROAD, TS6 0EQ

BEDROOM TWO - 2.72m (8'11") x 3.02m (9'11") increasing to 3.86m (12'8") into the bay

A bay windowed room with feature wall, grey carpet, radiator, and UPVC window.

BEDROOM THREE - 3.12m x 2.13m (10'3" x 7')

Currently used as a dressing room with neutral decoration including carpet, radiator, and UPVC window overlooking the rear garden.

BATHROOM - 2.7m x 1.57m (8'10" x 5'2")

A white suite with over bath Triton electric shower, part tiled, part wood clad walls, tiled flooring, radiator, brushed stainless steel spotlight lighting, UPVC window, and storage cupboard housing the Ideal Logic combi boiler.

EXTERNALLY

GARAGE - 2.5m x 4.65m (8'2" x 15'3")

With up and over door, power, light, shelved storage and handy access door to the rear garden.

GARDENS & PARKING - The front of the property sits on a brilliant corner plot mainly laid to lawn with paved pathways and border planting, steps down to the driveway and garage and gated access to the rear garden. The sunny westerly facing rear garden is low maintenance with full width sundeck, artificial lawn, and gated access to the side of the property and driveway.

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.

AGENTS REF: - CF/LS/RED240687/20062024

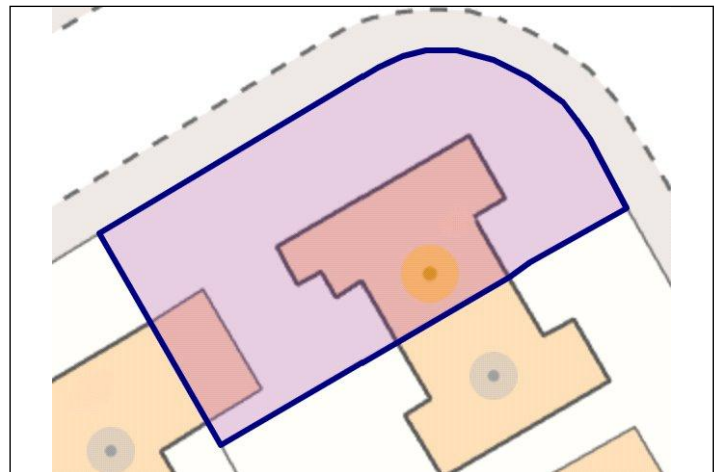
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: 01642 955180



KINLOCH ROAD, TS6 0EQ



GROUND FLOOR

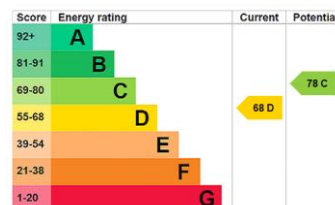


1ST FLOOR



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 ©2024

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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions