

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 £157,950

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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.

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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

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AGENTS REF: - CF/LS/RED240687/20062024

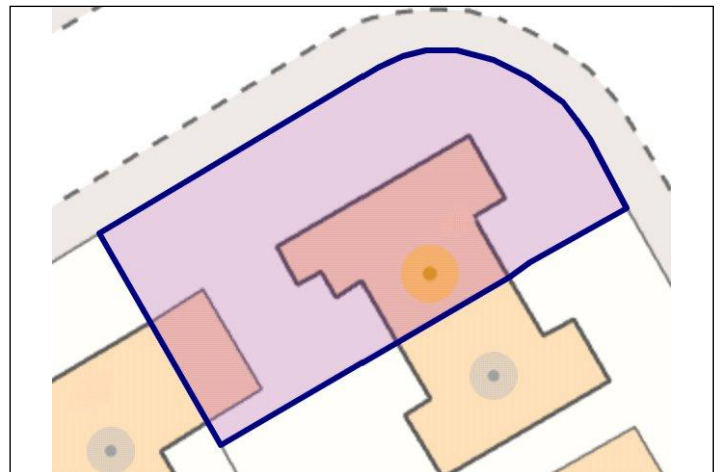
Council Tax Band: C **Tenure:** Freehold

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GROUND FLOOR

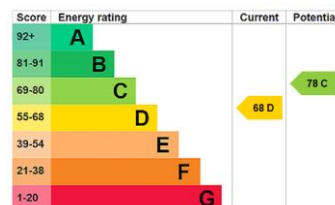


1ST FLOOR



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.
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