

WILLOW DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0HP



- ▲ Detached Property
- ▲ Four Double Bedrooms
- ▲ Fantastic Double Plot
- ▲ Brilliant Residential Location
- ▲ Excellent Scope for Future Development

- ▲ 6m Plus Dual Aspect Living Room
- ▲ Ground Floor WC
- ▲ Double Garage
- ▲ Generous Westerly Facing Rear Garden

£330,000

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Offered for sale with no chain, this unique detached home sits on a generous double size plot offering huge scope for future development. Family owned since new, the property benefits from a dual aspect 6m plus living room and spacious rooms throughout. Located within the highly sought after residential area of Normanby, early viewing is advised to fully appreciate the scale and position of this family home.

GROUND FLOOR

HALL - 1.97m x 4.76m (6'6" x 15'7")

Part glazed woodgrain UPVC entrance door with decorative stained glass, staircase to the first floor and hardwood panelled doors to all rooms including an under stairs storage cupboard.

LIVING ROOM - 3.58m (11'9") x 6.48m (21'3") increasing to 7.56m (24'10") into the bows

A fantastic dual aspect bow windowed room with traditional style decoration, cast iron fireplace with tiled insert and living flame gas fire, radiators and twin UPVC windows overlook the gardens.

DINING ROOM - 3.58m (11'9") x 2.87m (9'5") increasing to 3.43m (11'3") into the bow

A bow windowed room with traditional style decoration, radiator and UPVC window.

KITCHEN - 4.64m (15'3") reducing to 3.58m (11'9") x 3.48m (11'5") reducing to 1.58m (5'2")

A country style oak kitchen with contrasting roll edge worktops, integrated electric oven and hob with extractor hood, plumbing for washing machine, Kardean style flooring, part tiled walls, radiator, wall mounted Worcester combi boiler, twin UPVC windows and part glazed door to the fantastic rear garden.

WC - 0.91m x 1.58m (3' x 5'2")

White suite with non-slip vinyl flooring and UPVC window.

FIRST FLOOR

LANDING - 2.91m (9'7") reducing to 1.97m (6'6") x 4.66m (15'3") reducing to 0.84m (2'9")

With panelled doors to all rooms including a handy storage cupboard and UPVC window.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM ONE - 3.58m x 3.17m (11'9" x 10'5")

With neutral decoration including carpet, radiator and UPVC window.

BEDROOM TWO - 3.58m x 3.16m (11'9" x 10'4")

With neutral décor, radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 3.58m x 2.88m (11'9" x 9'5")

A light and bright room with radiator and UPVC window.

BEDROOM FOUR - 2.64m x 3.47m (8'8" x 11'5")

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

BATHROOM - 1.95m x 1.65m (6'5" x 5'5")

A traditional white suite with fully tiled walls with decorative inserts, radiator, tiled flooring and UPVC window.

SHOWER ROOM - 0.78m x 1.65m (2'7" x 5'5")

With Mira thermostatic shower with extractor fan, fully tiled walls, wet room style flooring and UPVC window.

EXTERNALLY

DOUBLE GARAGE - 5.63m x 6.10m (18'6" x 20')

A brilliant size garage with power, lighting, twin up and over doors and handy side access door. Huge scope for possible development subject to planning.

PARKING & GARDENS - The front of the property benefits from a large concrete driveway with parking for numerous vehicles, a neat lawned frontage with border planting and gated access to the rear garden. The generous westerly facing private rear garden is mainly laid to lawn with border planting, concrete pathways and patio area 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

AGENTS REF: - CF/LS/RED250248/27032025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: 01642 955180



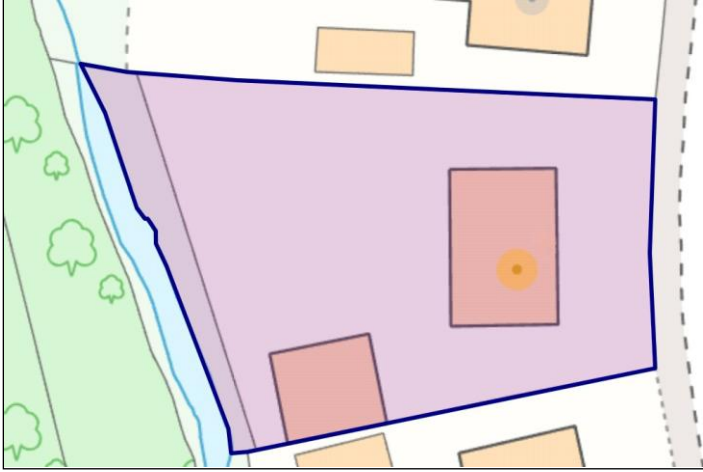
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