

GUILDFORD ROAD, NORMANBY, MIDDLESBROUGH, TS6 0PZ



- ▲ Chain Free Sale!
- ▲ Ideal for First Time Buyers & Young Couples Alike!
- ▲ Off Street Parking for Multiple Cars & Detached Garage
- ▲ Three Bedroom Semi with Lots of Potential!
- ▲ Scope for Extension (STPP)
- ▲ Gas Central Heating with a Combi Boiler
- ▲ Good Size Southerly Facing Rear Garden
- ▲ UPVC Double Glazed Windows & Exterior Doors

£161,500

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Chain free sale.

This three bedroom semi-detached home offers a through lounge diner, off street parking and detached garage, as well as a modern kitchen and bathroom with a white three-piece suite.

Notable features include gas central heating with a combi boiler, modern kitchen, UPVC double glazed windows and exterior doors, through lounge/diner, three good size bedrooms and a sunny southerly facing rear garden!

The property comprises entrance hall, lounge/diner and kitchen. On the first floor there are three bedrooms and a bathroom. Externally there is a neat open plan lawned garden to the front with off street parking and to the rear there is a southerly facing garden with access to the detached garage.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, radiator and staircase to the first floor.

LIVING ROOM - 4.1m x 3.9m (13'5" x 12'10")

With gas fire and radiator.

DINING ROOM - 3.2m x 2.7m (10'6" x 8'10")

With radiator and sliding door to the rear garden.

KITCHEN - 3.1m x 2.3m (10'2" x 7'7")

With shaker design woodgrain effect wall, drawer, and floor units, roll edge worktop, electric oven, four ring electric hob, stainless steel sink with mixer tap, space for under counter fridge/freezer and washing machine, radiator and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With loft access.

BEDROOM ONE - 4m x 3m (13'1" x 9'10")

With radiator.

BEDROOM TWO - 3.3m x 3m (10'10" x 9'10")

With radiator and built-in storage cupboard.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM THREE - 2.3m x 1.9m (7'7" x 6'3")
With radiator and built-in storage cupboard.

BATHROOM - 1.96m x 1.74m (6'5" x 5'9")
Comprising close coupled WC, vanity wash hand basin with mixer tap, bath, tiled walls and radiator.

EXTERNALLY

PARKING & GARDENS - To the front there is off street parking for multiple cars and a neat open plan lawned garden. To the rear there is a fence enclosed south facing garden with lawn and patio.

AGENTS REF: - TM/LS/RED250412/30072025

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

TO VIEW: Contact our Eston office on
Tel: **01642 955180**

A photograph of the storefront of a Michael Poole property consultants office at night. The sign above the entrance is illuminated with blue neon. The windows display various property listings.

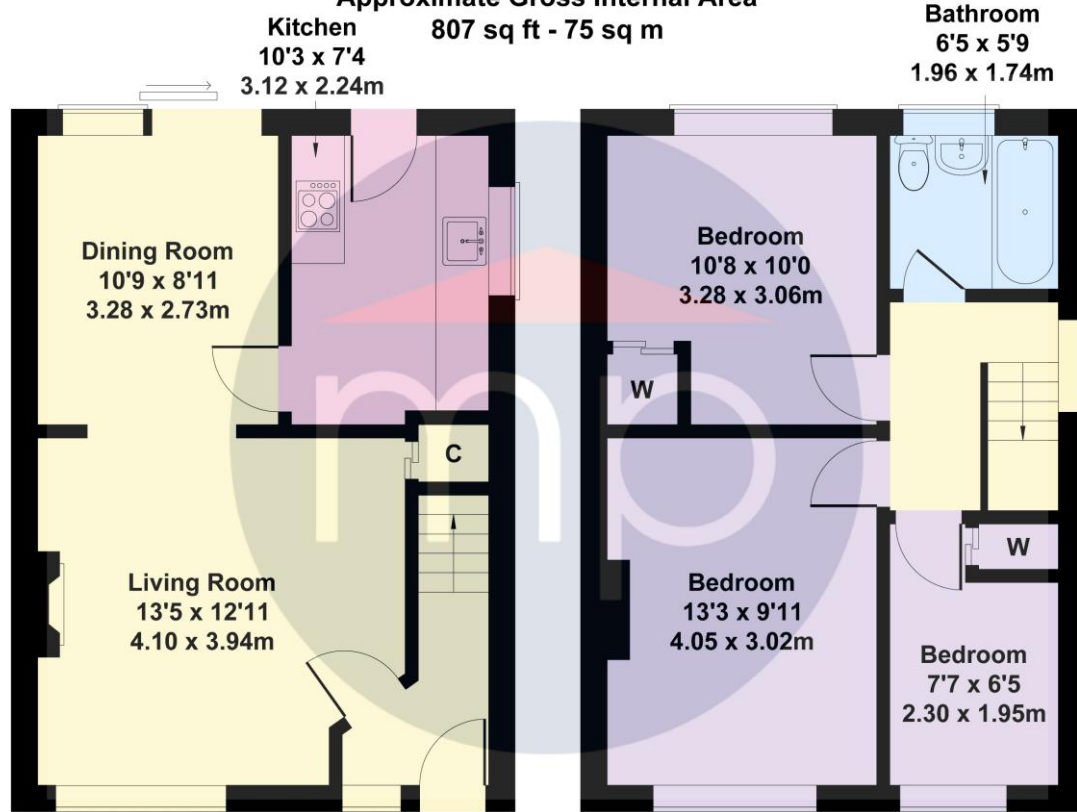
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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

41 Guildford Road

Approximate Gross Internal Area

807 sq ft - 75 sq m



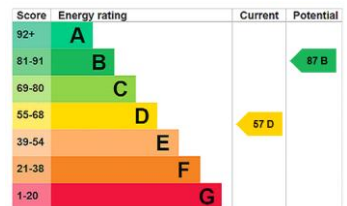
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

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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.



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