

WOODLANDS ROAD, NORMANBY, MIDDLESBROUGH, TS6 0PS



- ▲ 2 spacious double bedrooms
- ▲ Large open-plan kitchen and dining area
- ▲ Modern family bathroom
- ▲ Generous plot in a sought-after Normanby location
- ▲ Large garage providing excellent storage or workshop potential
- ▲ Extensive loft space ideal for future expansion (subject to consent)
- ▲ Beautiful rear garden with a natural stream running through the land
- ▲ Detached bungalow offering convenient single-level living
- ▲ Peaceful setting with a unique permanent water feature at the rear

Offers in the region of £280,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Beautifully presented throughout, this charming bungalow features two well-proportioned double bedrooms, a large open-plan kitchen and dining area, and a modern family bathroom, making it an ideal choice for downsizers, small families, or buyers seeking single-level living.

The property sits on a fantastic plot and benefits from a large garage, along with extensive loft space that offers superb potential for future expansion (subject to relevant consents).

One of its most remarkable features is the natural stream running through the rear of the land—a permanent, tranquil water feature that creates a picturesque backdrop and enhances the peaceful garden setting.

Located in a highly regarded Normanby area, this property combines comfort, practicality and a rare touch of nature.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk

GROUND FLOOR

ENTRY - 0.91m x 2.26m (3' x 7'5")

HALLWAY - 3.4m x 1.37m (11'2" x 4'6")

LOUNGE - 3.58m x 4.65m (11'9" x 15'3")

BEDROOM ONE - 3.02m x 3.9m (9'11" x 12'10")

BEDROOM TWO - 3.6m x 3.6m (11'10" x 11'10")

BATHROOM - 2.4m x 2.13m (7'10" x 7')

KITCHEN - 3.38m x 3m (11'1" x 9'10")

DINING AREA - 2.46m x 3.02m (8'1" x 9'11")



WOODLANDS ROAD, TS6 0PS

SUNROOM - 5.54m x 3.18m (18'2" x 10'5")

GARAGE - 2.46m x 6.43m (8'1" x 21'1")

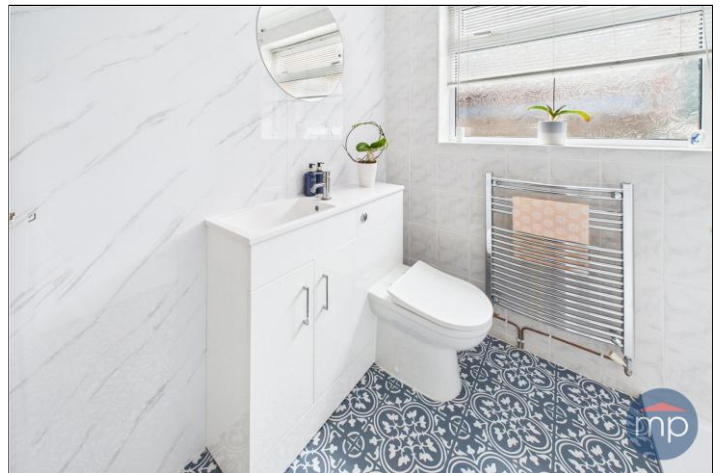
AGENTS REF: - JS/LS/RED250774/20112025

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

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

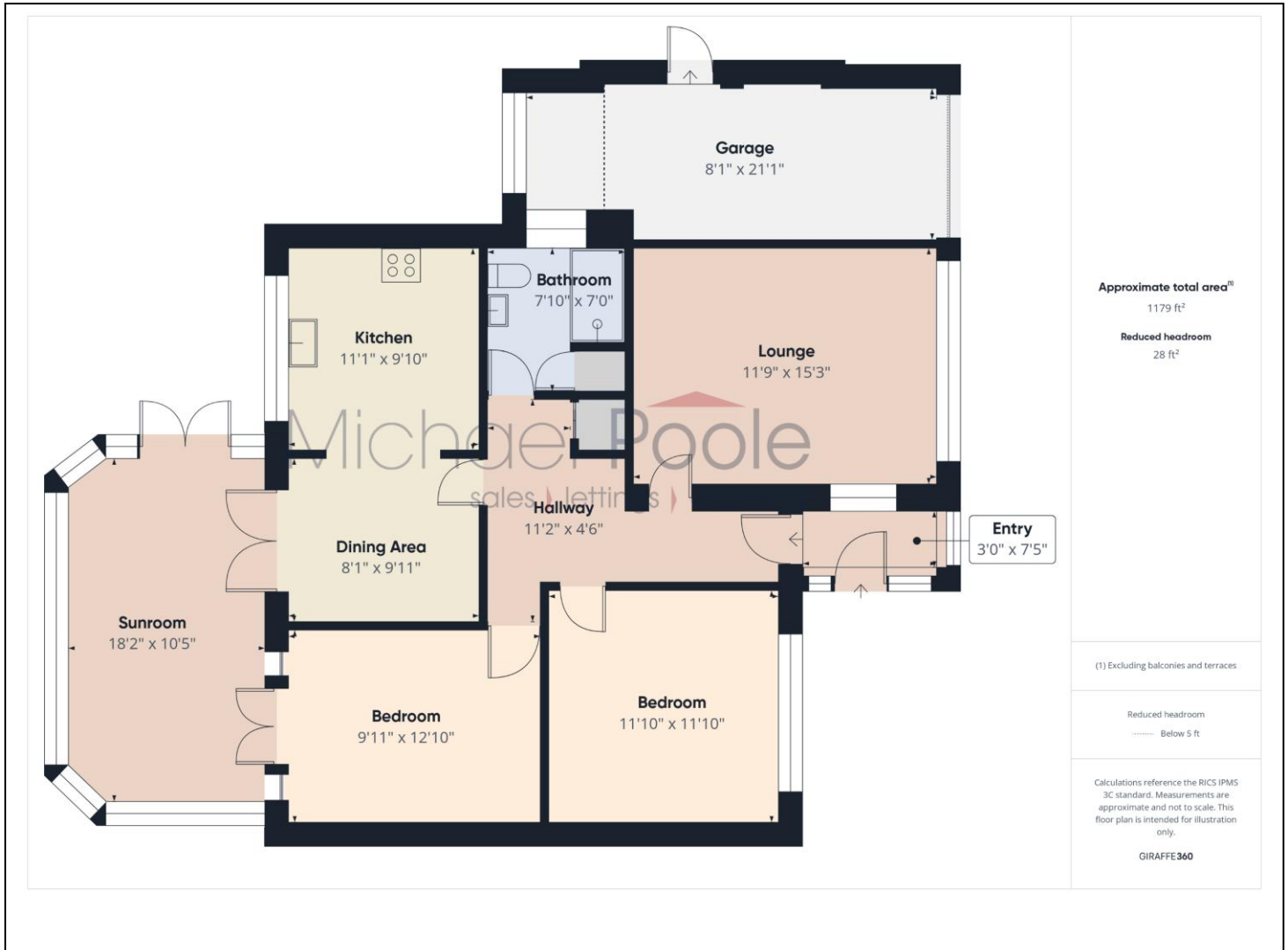


WOODLANDS ROAD, TS6 0PS



WOODLANDS ROAD, TS6 OPS





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