

FLATTS LANE, NORMANBY, MIDDLESBROUGH, TS6 0NP



- ▲ Three Bedroom Semi Detached Property
- ▲ Spacious Family Home
- ▲ Popular Location
- ▲ Brilliant for a First Time Buyer or Buy to Let

- ▲ Ground Floor WC
- ▲ Generous Rear Garden
- ▲ No Chain Sale

Offers Over £99,950

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Offered for sale with no chain, this semi-detached property offers fantastic value and is brilliant for a first time buyer or as a buy to let. Located within a highly popular area, within easy reach of local amenities, schooling and transport links, early viewing is essential to fully appreciate this family home.

GROUND FLOOR

HALL - 1.04m x 1.04m (3'5" x 3'5")

Part glazed UPVC entrance door, radiator, staircase to the first floor and modern style panelled door to the lounge/diner.

LOUNGE/DINER - 4.54m (14'11") reducing to 4.30m (14'1") x 3.58m (11'9")

A spacious room with neutral decoration and oak laminate flooring, graphite radiator and UPVC window.

KITCHEN - 3.57m x 2.64m (11'9" x 8'8")

A shaker style fitted kitchen with stainless steel handles and roll edge worktops, integrated Neff electric oven and gas hob with extractor hood, plumbing for washing machine, part tiled walls, grey oak vinyl flooring, radiator and UPVC window.

LOBBY - 0.83m x 2.56m (2'9" x 8'5")

With vinyl flooring, modern style panelled doors, further door to the WC and part glazed UPVC door to the lean to.

WC - 0.82m x 1.57m (2'8" x 5'2")

White suite with part tiled walls, oak laminate flooring, storage cupboard and UPVC window.

LEAN TO - 3.77m (12'4") reducing to 3.42m (11'3") x 2.09m (6'10")

With power, lighting and part glazed door to the generous rear garden.

FIRST FLOOR

LANDING - 1.75m x 1.76m (5'9" x 5'9")

With modern style panelled doors to all rooms and access to the loft space.

BEDROOM ONE - 3.66m (12') reducing to 2.93m (9'7") x 3.58m (11'9")

A light and bright room with neutral decoration including carpet, radiator and UPVC window overlooks the central green area.

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129 High Street, Eston, TS6 9JD

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BEDROOM TWO - 3.64m x 2.65m (11'11" x 8'8")

A double room with neutral décor, radiator, storage cupboard housing the Ideal combi boiler and UPVC window overlooks the rear garden and Eston Hills.

BEDROOM THREE - 2.48m (8'2") reducing to 1.54m (5'1") x 2.71m (8'11") reducing to 1.75m (5'9")

A single room with fitted wardrobe storage, radiator and UPVC window.

BATHROOM - 1.72m x 1.71m (5'8" x 5'7")

A white suite with over bath electric shower, fully clad walls, grey oak laminate flooring and UPVC window.

EXTERNALLY

PARKING & GARDEN - The front of the property benefits from a paved driveway and gated access to the rear garden. The generous rear garden is part paved and part laid to lawn with border planting, outdoor tap and gated access to the front of the property.

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/RED250966/22012026

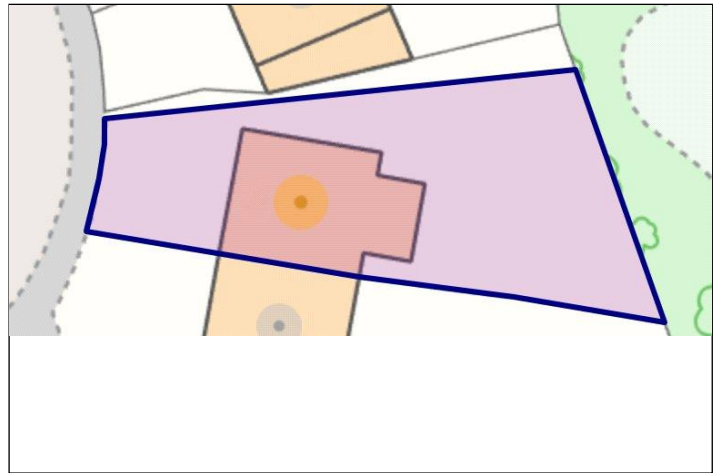
Council Tax Band: A **Tenure:** Freehold

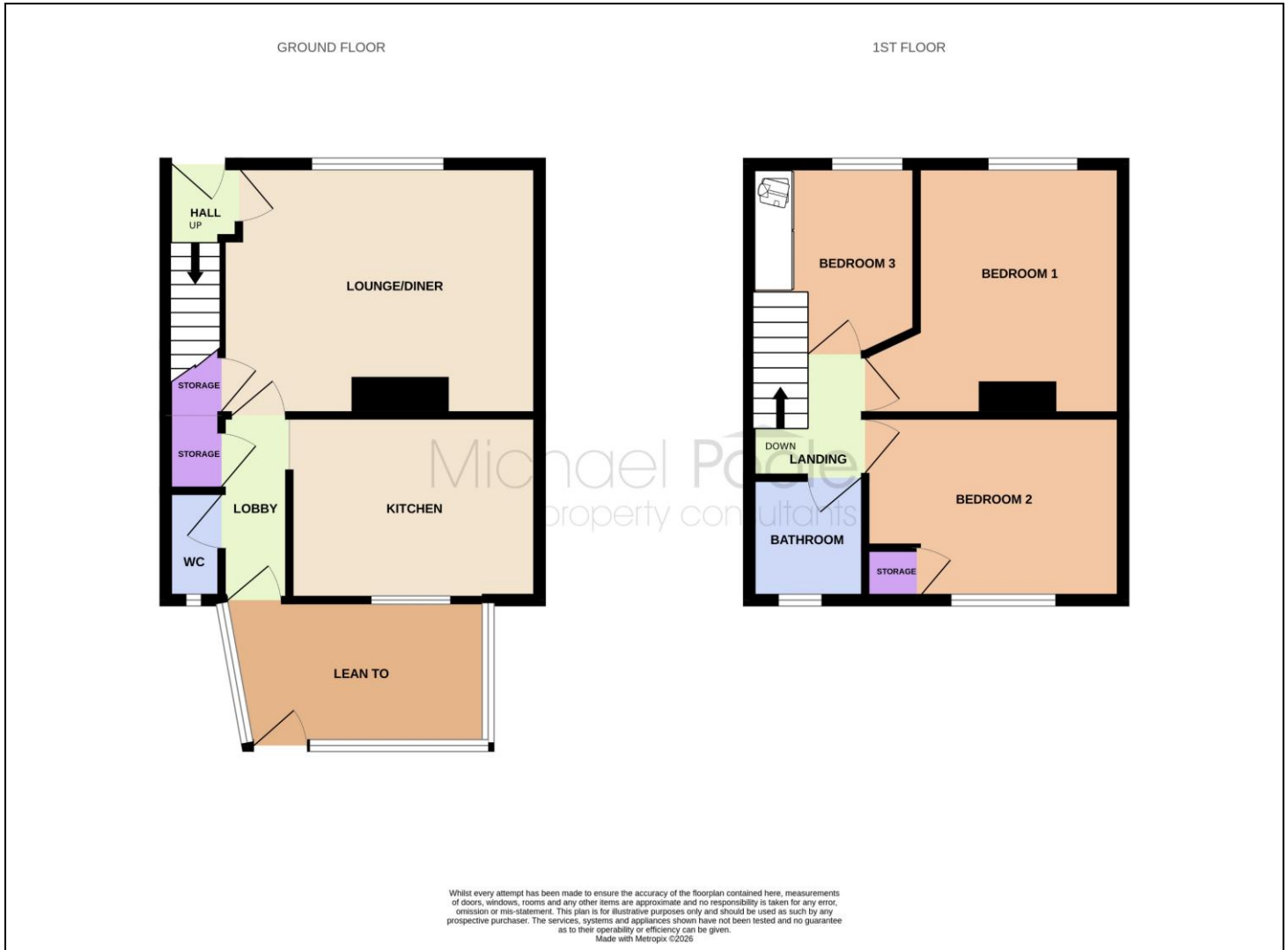
TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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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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