

OAKLANDS ROAD, NORMANBY, MIDDLESBROUGH, TS6 0PU



- ▲ No Chain
- ▲ Detached Bungalow
- ▲ Two Bedrooms
- ▲ Front & Rear Gardens

- ▲ Garage
- ▲ Off Street Parking
- ▲ Fantastic Rear Garden

£259,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This fantastic two bed detached bungalow is offered for sale with no onward chain and is located in a highly desirable area of Normanby. Sitting on a very generous plot, this bungalow offers heaps of potential for further development.
* Infill Test available on request *

GROUND FLOOR

ENTRANCE HALL - 4.87m x 2.53m (16' x 8'4")

A larger than average entrance hallway with access to all other internal room and a loft hatch with a pull down ladder.

LIVING ROOM - 4.95m x 3.48m (16'3" x 11'5")

A lovely lounge with a bay window to the front aspect, decorative ceiling coving, wall lights and radiator.

BEDROOM 1 - 3.69m x 3.32m (12'1" x 10'11")

A spacious bay windowed bedroom to the front aspect with radiator.

BEDROOM 2 - 4.12m x 3.32m (13'6" x 10'11")

A second double bedroom to the rear aspect with built in double wardrobes, UPVC window and radiator.

FAMILY BATHROOM - 2.48m x 2.14m (8'2" x 7')

A lovely white three-piece suite comprising a bathtub with wall mounted shower unit and curved glass screen, pedestal wash hand basin and low level WC. Frosted UPVC window and radiator.

KITCHEN DINER - 5.31m x 2.89m (17'5" x 9'6")

An open plan kitchen diner with heaps of potential with space for a dining table and chairs and a kitchen area that has been fitted with a range of oak wall, floor and drawer cupboards with laminate worktops. UPVC door to the side porch, sliding French doors to conservatory and UPVC window.

CONSERVATORY - 2.98m x 3m (9'9" x 9'10")

A lovely space to enjoy the garden with French patio doors opening onto the rear garden.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



OAKLANDS ROAD, TS6 0PU

EXTERNALLY

GARDENS, GARAGE & PARKING - To the front of the property, a block-paved driveway is accessed via wrought iron double gates and is bordered by well-established shrubs and mature planting. To the rear, the property boasts a beautiful wraparound garden predominantly laid to lawn and complemented by a spacious patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - EE/LS/RED260045/06082026

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

TO VIEW: Contact our Eston office on

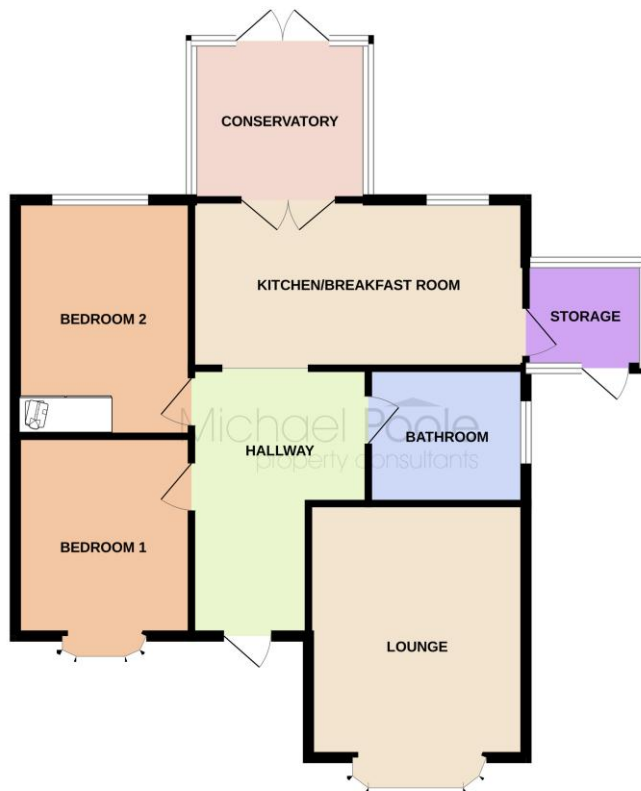
Tel: 01642 955180



OAKLANDS ROAD, TS6 0PU



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metagix (C)2020

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD