

HOLLYWALK CLOSE, NORMANBY, MIDDLESBROUGH, TS6 0QR



- ▲ Three-bedroom detached bungalow
- ▲ Quiet cul-de-sac location on Hollywalk Close, Normanby
- ▲ Spacious accommodation throughout
- ▲ In need of modernisation – excellent potential
- ▲ Three good-sized bedrooms
- ▲ Well-proportioned living spaces
- ▲ Sunroom overlooking the rear garden
- ▲ Large driveway providing ample off-street parking
- ▲ Fantastic opportunity to add value and personalise

£255,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Situated within the quiet and sought-after Hollywalk Close in Normanby, this spacious three-bedroom detached bungalow presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes.

Offering generous accommodation throughout, the property comprises three good-sized bedrooms, a family bathroom, and well-proportioned living spaces that provide excellent potential for reconfiguration or updating. While in need of modernisation, the bungalow offers solid foundations and a fantastic layout, making it ideal for those seeking a rewarding project in a desirable residential location.

Externally, the home benefits from a large driveway providing ample off-street parking, along with an integrated garage for additional storage or secure parking. To the rear, a lovely garden offers a private outdoor space to enjoy, complemented by a sunroom that provides a pleasant spot to relax while overlooking the garden.

A fantastic opportunity to acquire a detached bungalow with great potential in a popular area — early viewing is highly recommended.

GROUND FLOOR

ENTRY - 1.9m x 1.12m (6'3" x 3'8")

HALLWAY - 1.88m x 3.35m (6'2" x 11')

LIVING ROOM - 4.75m x 5.2m (15'7" x 17'1")

KITCHEN - 3.18m x 3.3m (10'5" x 10'10")

BATHROOM - 2.51m x 1.73m (8'3" x 5'8")

BEDROOM ONE - 3.66m x 3.53m (12' x 11'7")

BEDROOM TWO - 3.9m x 2.95m (12'10" x 9'8")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



HOLLYWALK CLOSE, TS6 0QR

BEDROOM THREE - 3m x 2.4m (9'10" x 7'10")

SUNROOM - 3.28m x 2.7m (10'9" x 8'10")

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: - JS/LS/RED260116/25022026

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

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

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.



HOLLYWALK CLOSE, TS6 0QR



HOLLYWALK CLOSE, TS6 0QR





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