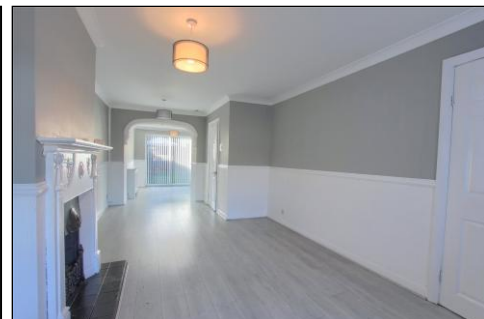
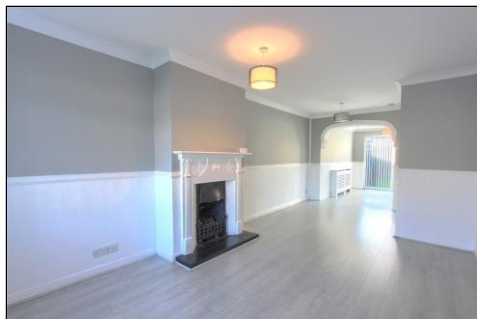


GUILDFORD ROAD, NORMANBY, MIDDLESBROUGH, TS6 0PZ



- ▲ No Chain
- ▲ Three Bedrooms
- ▲ Large Kitchen/Diner
- ▲ Popular Location

- ▲ Large Garage
- ▲ Gardens Front & Rear
- ▲ Off Street Parking

£159,995

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Immaculately presented throughout, this three bedroom semi-detached property is in a very popular area of Normanby and makes the perfect home for the first time buyer of family alike. Offered for sale with no chain.

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER - 10.11m (33'2") x 3.11m (10'2") narrowing to 2.26m (7'5")

KITCHEN - 2.33m x 2.55m (7'8" x 8'4")

BATHROOM - 2.00m x 1.63m (6'7" x 5'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.90m x 2.96m (12'10" x 9'9")

BEDROOM TWO - 3.54m x 2.46m (11'7" x 8'1")

BEDROOM THREE - 2.63m x 2.37m (8'8" x 7'9")

EXTERNALLY

GARDENS & PARKING - The front of the property features a beautifully maintained lawn, complemented by a stone border and a driveway providing off-street parking. To the rear, the garden boasts a charming patio area alongside a generous lawn, offering an ideal space for relaxation or outdoor entertaining.

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

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GUILDFORD ROAD, TS6 0PZ

GARAGE - 5.70 x 3.56

Accessed via an up and over garage door, UPVC rear access door and housing the Ideal boiler.

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: - EE/LS/RED260189/10042026

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

TO VIEW: Contact our Eston office on

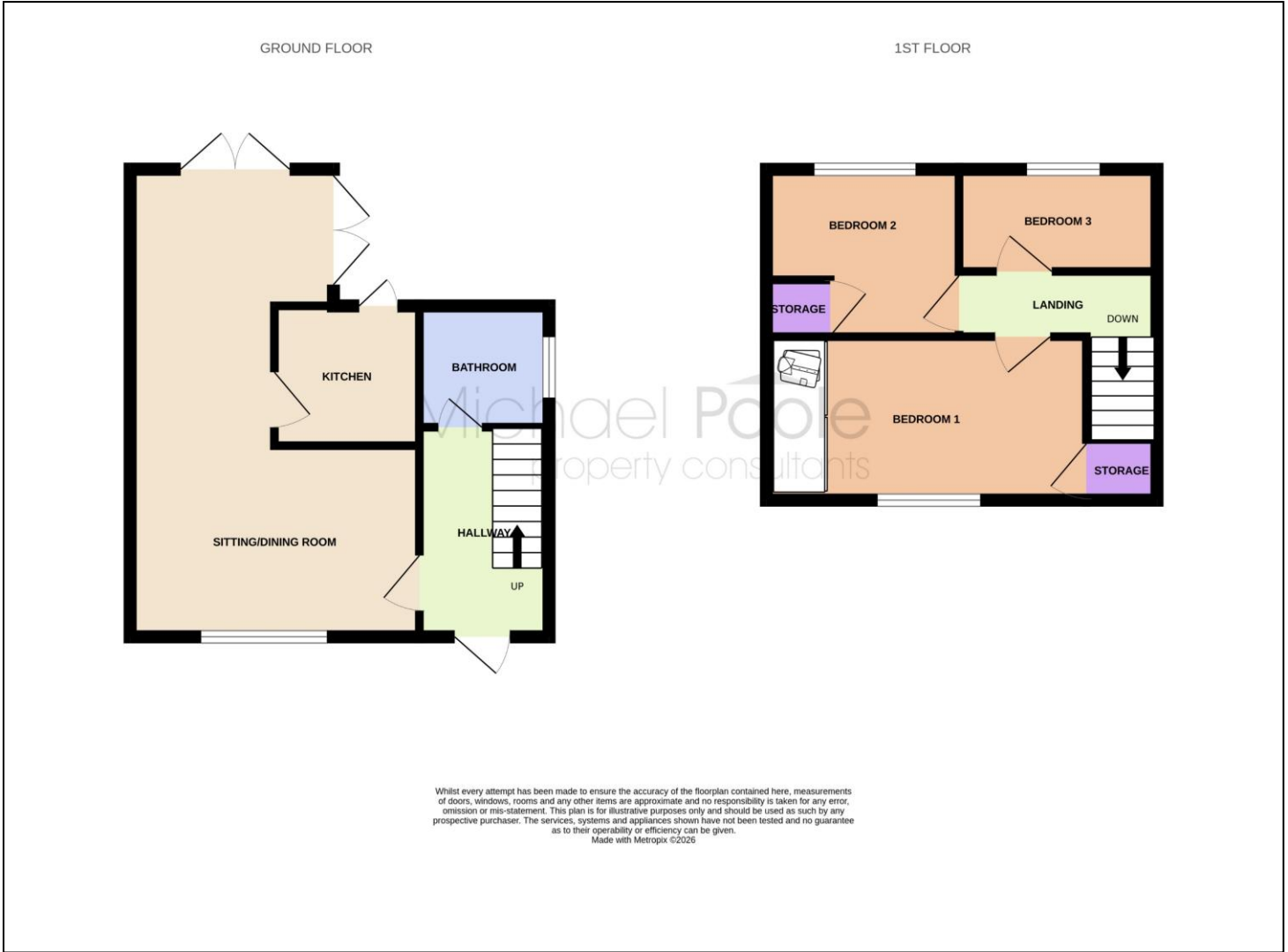
Tel: **01642 955180**

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GUILDFORD ROAD, TS6 0PZ





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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