

NORMANBY ROAD, MIDDLESBROUGH, TS6 6SX



- ▲ Four Double Bedrooms
- ▲ Three Reception Rooms
- ▲ Large Kitchen to The Rear
- ▲ Private Enclosed Rear Garden

- ▲ Off Street Parking
- ▲ Garage
- ▲ Close to Amenities, Schools & Transport Links

£180,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A fantastic opportunity to acquire this very well cared for four bedroom semi detached family home. Viewing is advised to truly appreciate the potential this home has to offer.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALLWAY

A fabulous open hallway with doors leading to the lounge, dining room and snug. This impressive space is light and airy featuring a staircase to the first-floor landing, an understairs storage cupboard, a UPVC double-glazed window and a radiator.

LOUNGE - 4.5m (14'9") into bay x 3.94m (12'11")

A lovely lounge featuring a UPVC double-glazed bay window to the front aspect, an electric fireplace with a brick surround, a radiator, and glass sliding doors leading into the dining room.

DINING ROOM - 4.53m x 3.44m (14'10" x 11'3")

A well-proportioned dining room showcasing original period features, with a single-glazed original door leading into the lean-to and a radiator.

SNUG - 2.75m x 2.88m (9' x 9'5")

Currently used a snug, this versatile space has a lovely UPVC double glazed bay window to the side aspect, radiator and door leading into the kitchen.

KITCHEN - 4.89m x 2.74m (16'1" x 9')

A generously sized kitchen offering excellent potential to create a stunning space. It currently features a comprehensive range of base, wall and drawer units with space for a gas cooker and extractor fan, plumbing for a washing machine, two UPVC double-glazed windows, and a side door leading into the lean-to.

LEAN-TO - 2.83m x 3.39m (9'3" x 11'1")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



NORMANBY ROAD, TS6 6SX

FIRST FLOOR

LANDING

BEDROOM ONE - 4.54m x 3.51m (14'11" x 11'6")

A master bedroom to the rear aspect with built in storage cupboard, UPVC double glazed window and radiator.

BEDROOM TWO - 3.39m x 3.97m (11'1" x 13')

A second double bedroom to the front aspect with UPVC double glazed window and radiator.

BEDROOM THREE - 3.37m x 2.76m (11'1" x 9'1")

Third double bedroom to the rear of the property with UPVC double glazed window and radiator.

BEDROOM FOUR - 4.29m x 2.73m (14'1" x 8'11")

A very spacious double bedroom with full length fitted wardrobes, two UPVC double glazed windows and radiator.

FAMILY BATHROOM - 2.84m (9'4") x 1.74m (5'9") narrowing to 1.09m (3'7")

A three piece family bathroom with low level WC, wash hand basin, and a panelled bath with overhead shower attachment.

EXTERNALLY

GARDENS, PARKING & GARAGE

The front of the property features a well maintained lawn with established shrubs providing a good degree of privacy, along with a concrete driveway offering off street parking and access to the garage. The rear garden is predominantly laid to lawn and includes a small patio area.

AGENTS REF: - EE/LS/RED260302/23042026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Eston office on

Tel: **01642 955180**



NORMANBY ROAD, TS6 6SX



NORMANBY ROAD, TS6 6SX





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