

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

£175,000

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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 as 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

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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.

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/RED260302/23042026

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

TO VIEW: Contact our Eston office on

Tel: 01642 955180

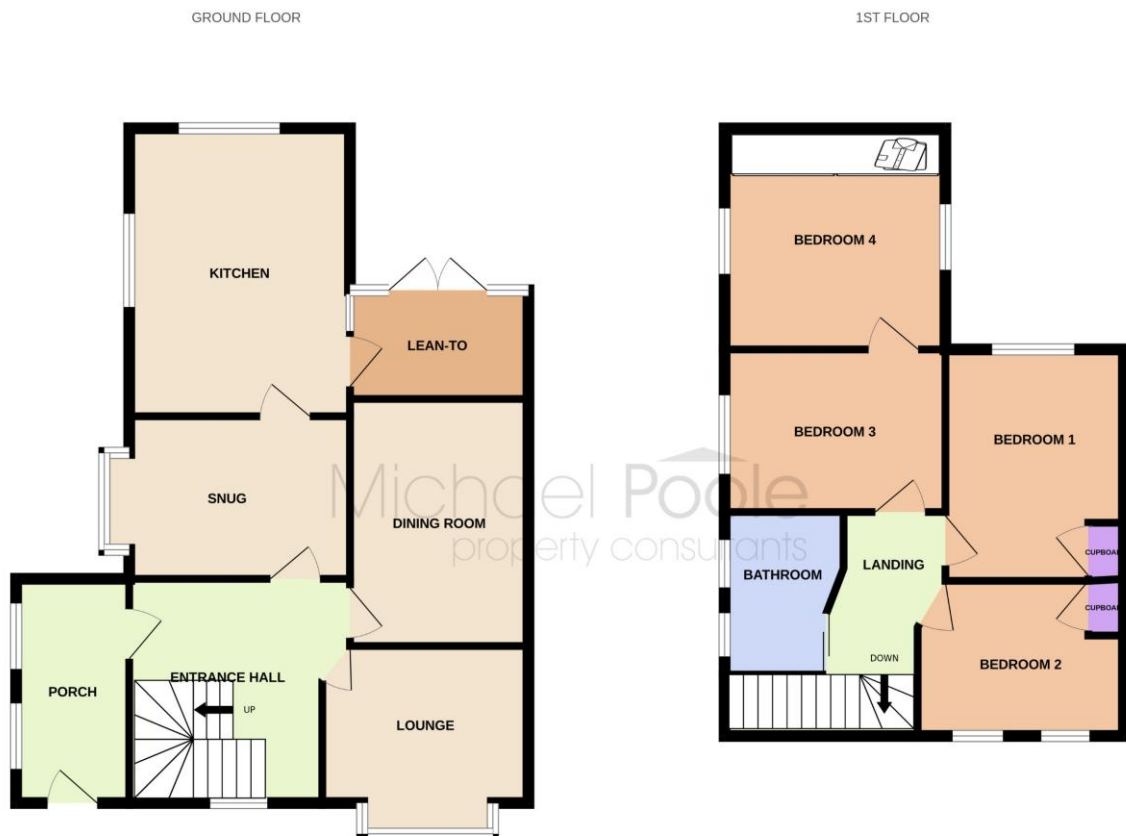


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



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