

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0BG



- ▲ No Onward Chain & Well Presented Throughout
- ▲ Spacious Three Bedroom Semi-Detached Home
- ▲ Popular Whinfell Drive, Normanby Location
- ▲ Spacious Lounge & Modern Kitchen with Utility Area
- ▲ Ground Floor WC
- ▲ Principal Bedroom with En-Suite Shower Room
- ▲ Good-Sized Enclosed Rear Garden
- ▲ Driveway Providing Off-Street Parking
- ▲ Ideal Family Home

£180,000

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Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home on the popular Whinfell Drive, Normanby occupies a generous plot and offers spacious, modern accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a well-proportioned kitchen with a useful utility area. A convenient ground floor WC adds further practicality to this well-designed home.

To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, while two large storage cupboards on the landing provide excellent additional storage space.

Externally, the property enjoys a good-sized enclosed rear garden, offering plenty of space for children, pets or outdoor entertaining. To the front, a driveway provides off-street parking.

Situated in a sought-after residential area of Normanby, close to local amenities, reputable schools and excellent transport links, this fantastic home combines generous living space with a convenient location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

GROUND FLOOR

HALL - 1.37m x 2.08m (4'6" x 6'10")

LIVING ROOM - 3.5m x 4.42m (11'6" x 14'6")

KITCHEN - 3.28m x 3.8m (10'9" x 12'6")

WC - 1.07m x 1.78m (3'6" x 5'10")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 1.17m x 2.72m (3'10" x 8'11")

BEDROOM 1 - 2.92m x 3.2m (9'7" x 10'6")

ENSUITE BATHROOM - 1.2m x 2.03m (3'11" x 6'8")

BEDROOM 2 - 2.36m x 3.23m (7'9" x 10'7")

BEDROOM 3 - 2m x 2.2m (6'7" x 7'3")

BATHROOM - 2.36m x 1.7m (7'9" x 5'7")

BUYER 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.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENT REF: - CF/KL/RED260358/24072026

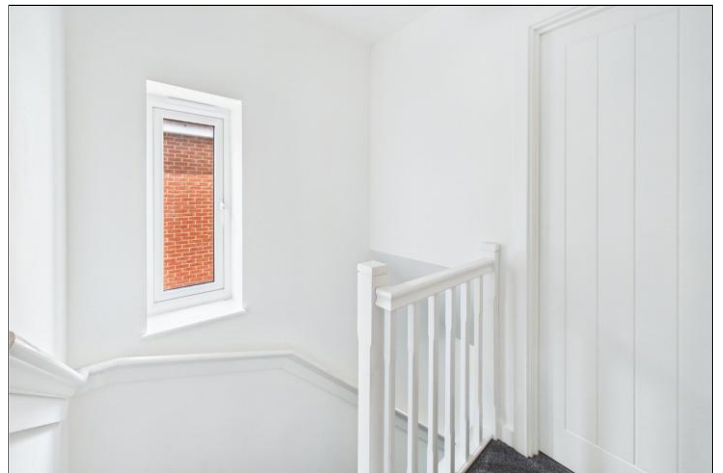
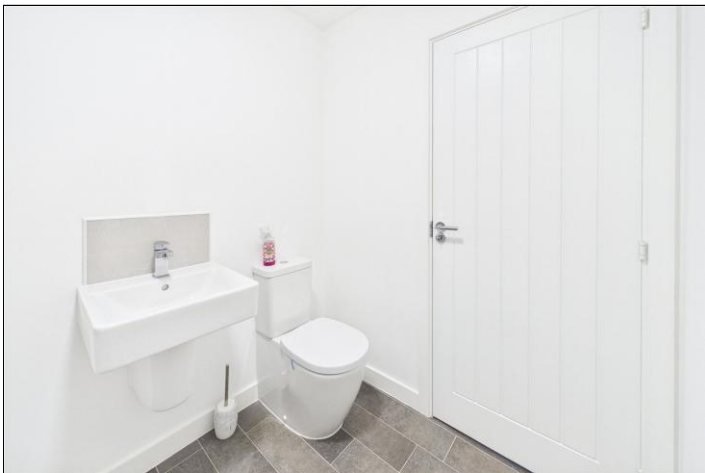
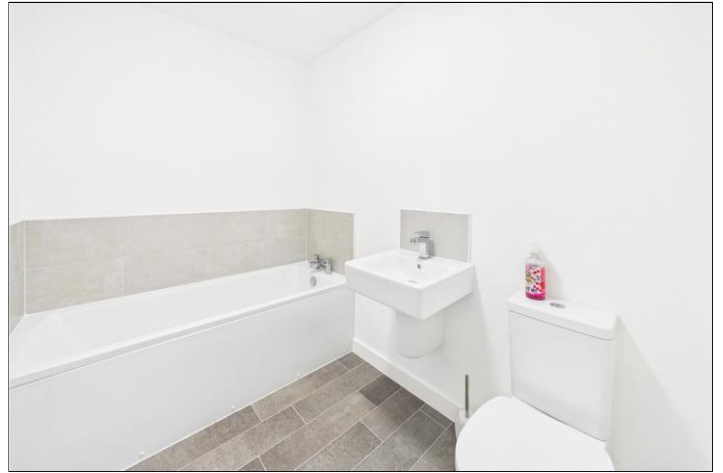
Council Tax Band: C **Tenure:** Freehold

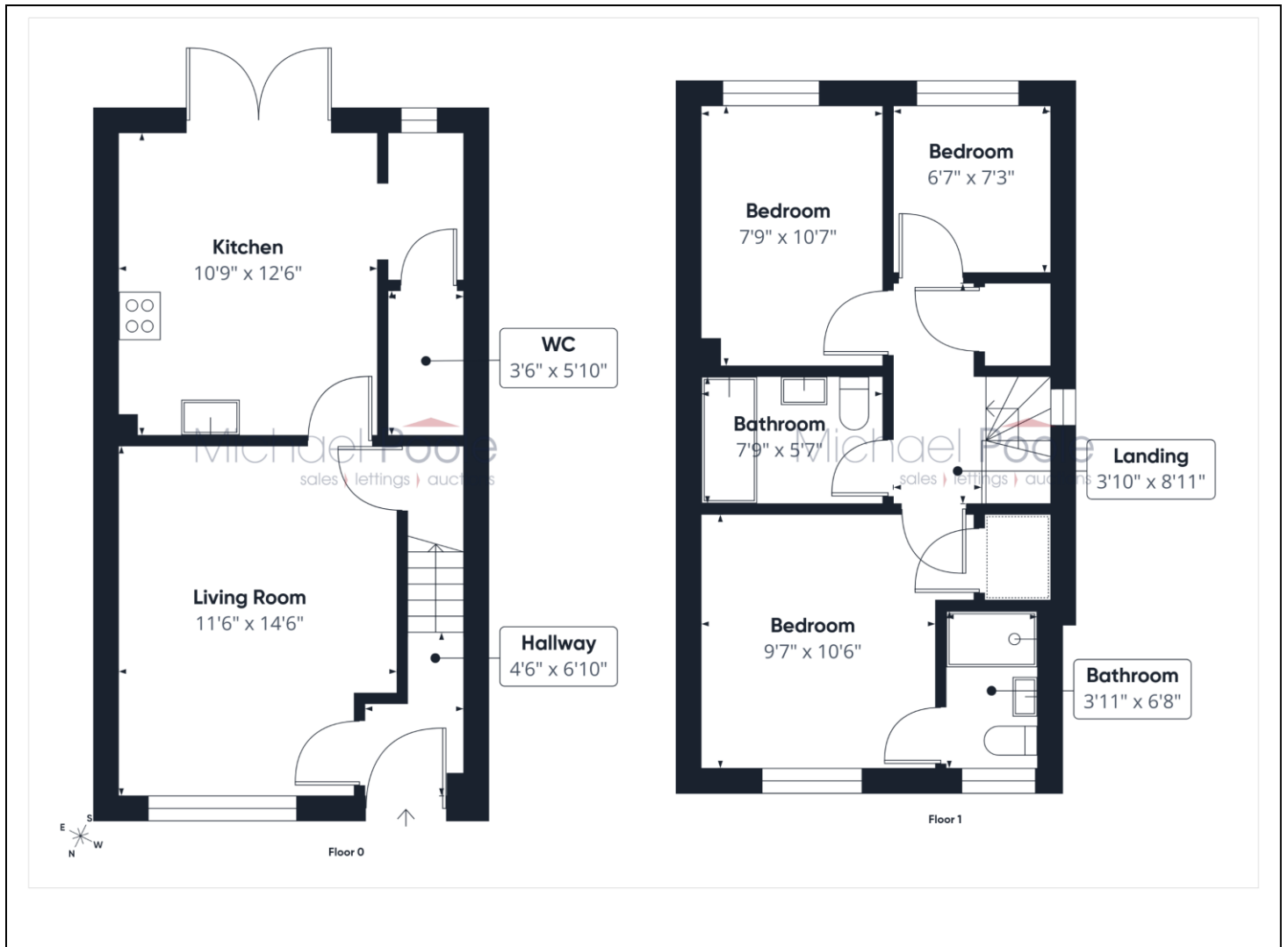
TO VIEW: Contact our Eston office on

Tel: **01642 955180**



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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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