

LILAC ROAD, NORMANBY, MIDDLESBROUGH, TS6 0BS



- ▲ No Chain
- ▲ Popular Location
- ▲ Generous Plot

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

Offers Over £100,000

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This spacious three bedroom semi-detached comes to market with no onward chain. Although the property is in need of some TLC, Lilac Road sits on a generous plot offering ample off street parking and a large private rear garden.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN

BATHROOM

WC

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EXTERNALLY

GARDENS & GARAGE - To the front of the property there is a driveway for off street parking, a single detached garage and a generous enclosed front garden. To the rear there is a spacious garden with bags of potential.

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.

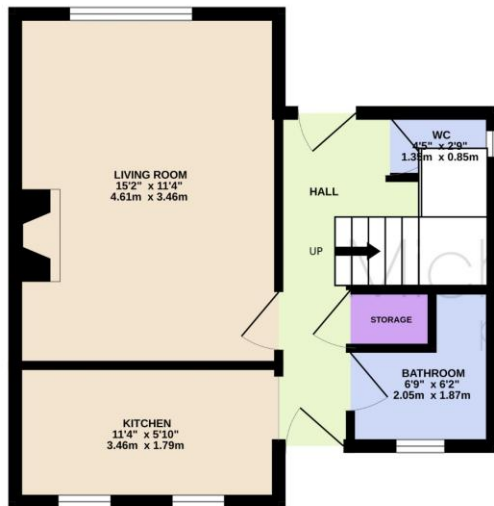
Council Tax Band: A **Tenure:** Freehold

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

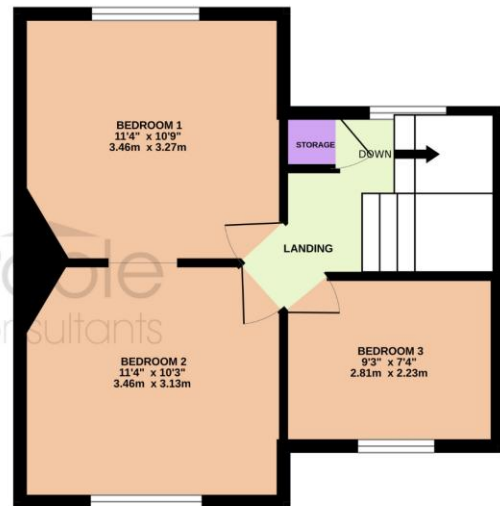
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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		



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