



Ambrose Road, Normanby, Middlesbrough, TS6 0RN

| A Modern Updated Three Bedroom Home | Bright & Spacious Flowing Open Plan Living Dining & Breakfast Kitchen With Separate Utility | Luxury Fitted Carpets, Flooring, Fixtures & Fittings | Three Great Sized Bedrooms | Refitted Bathroom Suite With Separate Walk In Shower | Pleasant Rear Garden With Decking & Lawn | Combi Boiler Central Heating & PVC Double Glazed Windows/Doors | Highly Sought For Residential Area Minutes Walk From Normanby High Street & Within Catchment For Normanby School | Overlooking Greenery To Front | Video Tour Walkthrough Available To View Online Now | Offers On The Asking Price Welcomed |

Modern & Updated By Current Owners

Rather Private Rear Garden With Decking

Combi Boiler Central Heating & PVC Double Glazed Windows/Doors

Perfect Investment Buy To Let Or First Time Buyer Home

On Road Parking & Gravelled Front

VIEWINGS & OFFERS INVITED

£110,000

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HALL

LIVING/DINING ROOM 19' 6" x 11' 3" (5.94m x 3.43m)

BREAKFAST KITCHEN 9' 8" x 11' 1" (2.94m x 3.38m)

UTILITY 10' 3" x 6' 4" (3.12m x 1.93m)

FIRST FLOOR

LANDING 2' 10" x 12' 3" (0.86m x 3.73m)

BEDROOM ONE 10' 6" x 11' 5" (3.20m x 3.48m)

BEDROOM TWO 8' 9" x 12' 6" (2.66m x 3.81m)

BEDROOM THREE 10' 6" x 6' 4" (3.20m x 1.93m)

BATH/SHOWER ROOM 5' 5" x 8' 5" (1.65m x 2.56m)

EXTERNALLY

GRAVELLED FRONT

REAR GARDEN

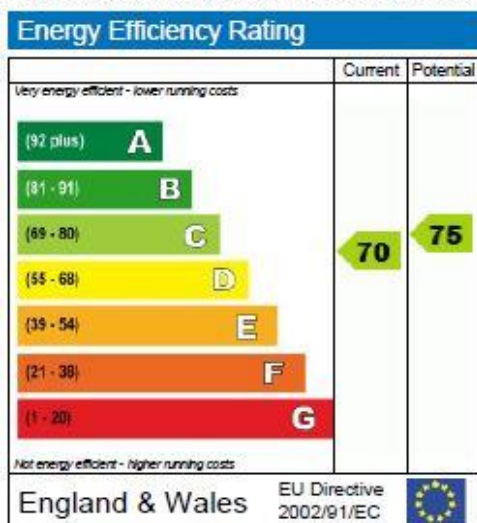
With raised decking, lawned garden and storage shed.



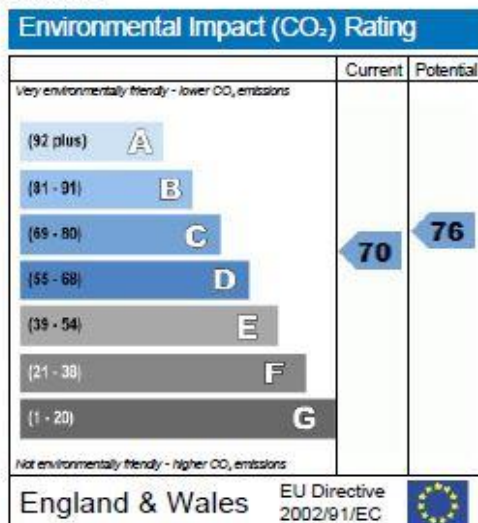
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



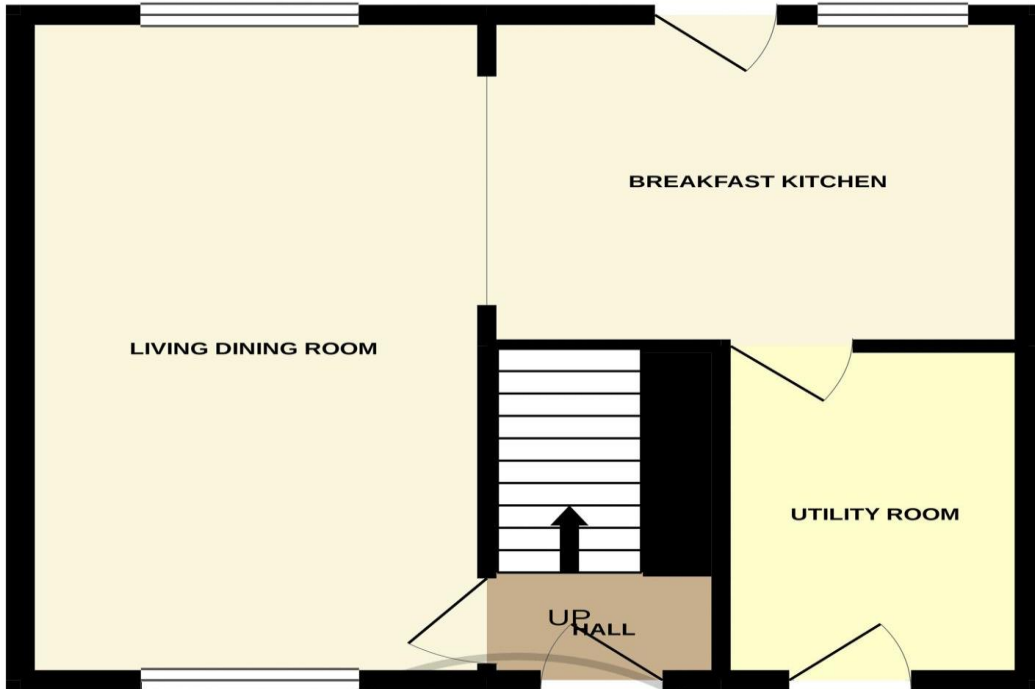
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



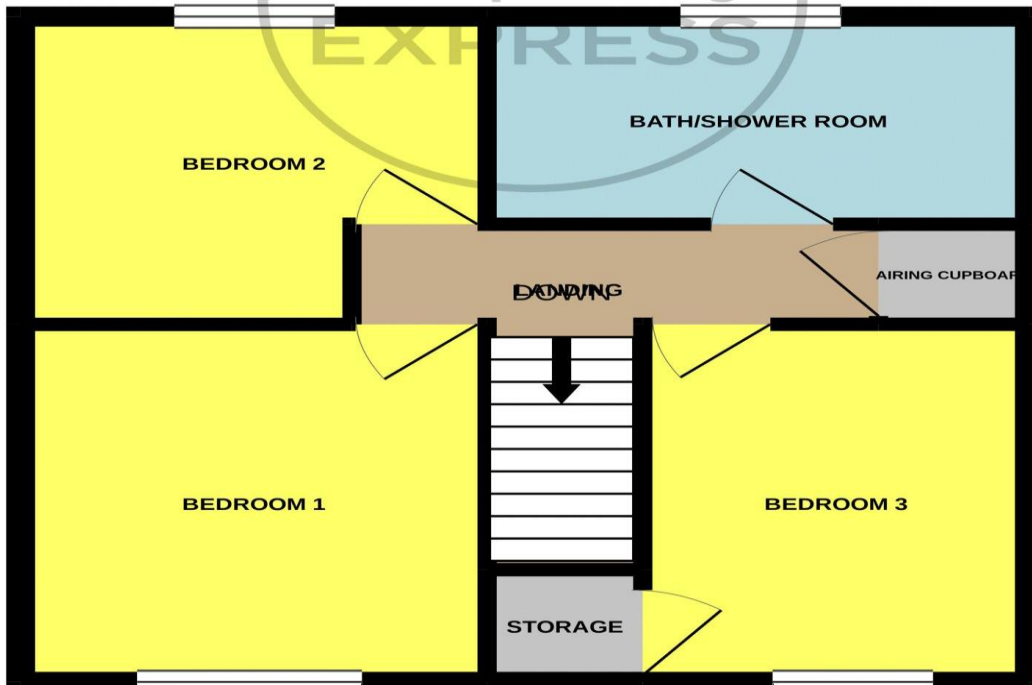
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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