



High Street Middlesbrough, TS6 0LD

| A Unique Early 1900's Character Cottage In The Heart Of The Highly Desirable & Much Sought For Residential Locality Of Normanby, Just Minutes From The High Streets Range Of Amenities, Pubs & Transport Links Around The Area | Originally A 3 Bedroom Home, Changed To A Large 2 Double Bedroom By The Current Owners By Removing A Partition Wall | Tastefully Updated Whilst Remaining Many Original Period Features Cast Iron Fires, High Ceilings & Skirtings, Original Brick & Stone To Mention A Few | Situated To A Superb Plot With A Sprawling South Facing Sun Trap Rear Garden | 14ft Conservatory | Modern Neutral Fitted Kitchen | PVC Double Glazed Windows & A Baxi Combination Boiler Central Heating System | Off Road & Gated Parking For 3 Cars |

A Truly Unique Period Character Home With Many Distinguishing Features Remaining

14ft PVC Double Glazed Conservatory

Tastefully Updated & Modernised, Whilst Keeping True To The Cottages Character & Heritage

A Superb Plot Size With Sprawling South Facing Rear Gardens, Patio & Off Road Parking For 3 Cars

Exposed Timber Beams, Cast Iron Fires, High Ceilings & Skirtings, Original Brick & Stone

VIRTUAL TOUR WALKTHROUGH AVAILABLE TO VIEW ONLINE NOW

£175,000

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PORCH 3' 8" x 6' 9" (1.12m x 2.06m)

KITCHEN 7' 6" x 9' 10" (2.28m x 2.99m)

LIVING ROOM 12' 3" x 14' 11" (3.73m x 4.54m)

CONSERVATORY 9' 3" x 14' 2" (2.82m x 4.31m)

BATHROOM 7' 6" x 7' 10" (2.28m x 2.39m)

FIRST FLOOR

BEDROOM ONE 10' 9" x 16' 7" (3.27m x 5.05m)

BEDROOM TWO 7' 7" x 18' 2" (2.31m x 5.53m)

EXTERNALLY

DRIVEWAY

INNER COURTYARD

GARDENS



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate net internal area: 854.72 ft² / 79.41 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.