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### **Property Particulars**







## 45 Abbey Court Normanby, Middlesbrough, TS6 9BU

Rarely available is this beautifully presented and greatly improved 3 bedroom detached bungalow situated on the ever popular Abbey Court in Normanby. Internally comprising: entrance hall, lounge with bifolding doors onto conservatory, dining room, kitchen, 3 bedrooms (master with en-suite) and family bathroom w/c. Situated on a generous plot with well cared for front and rear gardens, imprinted concrete driveway providing ample parking for multiple cars and a double detached garage with electric doors. Offered with the advantage of no forward chain, early viewing is recommended to avoid disappointment.









- Detached Bungalow
- Beautifully presented & improved
- Gardens, garage

- 3 bedrooms (master with en suite)
- Conservatory

£270,000

Viewing Highly Recommended

## 45 Abbey Court Middlesbrough, TS6 9BU

#### **Ground Floor**

#### **Entrance Hall**

Double glazed entrance door, laminate flooring.

**Living Room** 12' 8" x 16' 2" (3.86m x 4.92m)

Pebble effect living flame gas fire, T.V. point, radiator, bi folding doors to conservatory.

**Dining Room** 7' 4" x 11' 3" (2.23m x 3.43m)

Double glazed window to side aspect, radiator.

Conservatory 13' 7" x 12' 10" (4.14m x 3.91m)

#### Kitchen 11' 2" x 11' 10" (3.40m x 3.60m)

Wall & base units, work surfaces, single drainer sink unit, built in electric oven & gas hob with extractor hood over, integrated washing machine, dishwasher & fridge freezer, tiled splashbacks, double glazed window to front aspect, double glazed door to side.

**Bedroom One** 12' 6" x 13' 1" (3.81m x 3.98m)

Double glazed window to front aspect, radiator.

#### **En Suite**

Comprising; over sized step in shower cubicle, pedestal wash hand basin, low level w/c, chrome ladder effect heated towel rail, tiled walls, double glazed window to rear aspect.

**Bedroom Two** 10' 6" x 12' 1" (3.20m x 3.68m)

Double glazed window to rear aspect, radiator.

**Bedroom Three**8' 2" x 12' 3" (2.49m x 3.73m)

Double glazed window to rear aspect, radiator.

#### Bathroom w/c

Cream three piece suite comprising; panelled bath, pedestal wash hand basin, low level w/c, part tiled walls, ceiling spotlights, double glazed window to side aspect.

#### **Externally**

Front garden with compressed concrete driveway & pathway. Rear garden with lawned area.

#### Garage

Double garage with electric up/over door.

These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any respesentation or warranty whatever in relation to this property.

All measurements are approximate.





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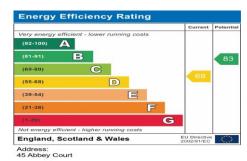












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