

## Property Particulars



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

**£270,000**

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**
- **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.

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Partners: Wendy Clarke, Nicola Munro MNAEA



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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive 2002/91/EC

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