

LAMBTON STREET, MIDDLESBROUGH, REDCAR AND CLEVELAND, TS6 0LN



- ▲ Terraced
- ▲ 2 double bedrooms
- ▲ Popular Normanby location
- ▲ Ideal for FTB or BTL
- ▲ 2026 fitted Worcester combi boiler
- ▲ Previous works include windows doors and rendering
- ▲ Southerly facing yard area
- ▲ On street parking

£85,000

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Located within easy reach of Normanby high street this well-maintained property ticks plenty of boxes ideally suited to a FTB or BTL benefits from recent upgrades and improvements including, new windows and doors damp proofing rendering and 2026 fitted Worcester combi boiler. Early viewings are advisable.

HALL - 0.93m x 4.06m (3'1" x 13'4")

Part glazed composite entrance door wide plank oak laminate flooring, radiator, staircase to first floor. Part glazed door to lounge diner.

LOUNGE/DINER - 3.04m x 6.80m (10' x 22'4")

A light and bright spacious room with neutral decoration feature wall and grey carpet. Wood fire surround with an open cast iron fireplace radiator. Twin UPVC windows, door to kitchen.

KITCHEN - 1.92m x 5.24m (6'4" x 17'2")

High gloss fitted kitchen with contrasting rolled edge worktops and soft closing doors integrated electric oven and hob with a glass splashback and extractor hood. Plumbing for washing machine, radiator, herringbone vinyl flooring. Part tile walls, understairs storage cupboard. Twin UPVC windows and part glazed door to the yard area

FIRST FLOOR

LANDING - 1.50m x 3.63m (4'11" x 11'11")

Panel doors for all room chrome downlights. Access to fully boarded loft space via a retractable loft ladder

BEDROOM 1 - 3.95m x 3.05m (13' x 10')

Generous room with neutral decoration including carpet, radiator, UPVC window.

BEDROOM 2 - 2.32m x 3.64m (7'7" x 11'11")

Double room with feature wall and grey carpet, radiator, UPVC window storage cupboard houses the 2026 Worcester Combi Boiler.

BATHROOM - 1.56m x 2.40m (5'1" x 7'10")

White suite with over bath thermostatic shower with rinser attachment fully UPVC clad walls and ceiling oak vinyl flooring. Chrome towel radiator and UPVC window

EXTERNAL - The front of the property benefits from on street parking to the rear is a south facing yard area with an outdoor tap and gated access to the rear of the property

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

COUNCIL TAX BAND: A

TENURE: FREEHOLD

AGENT REF - CF/AF/EST260328/23072026

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

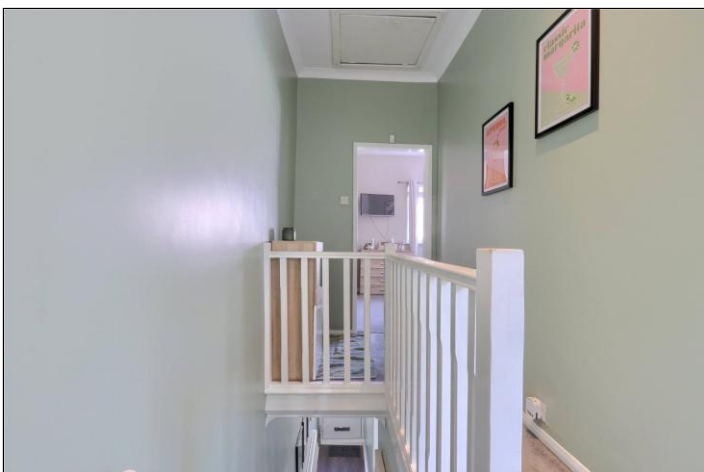
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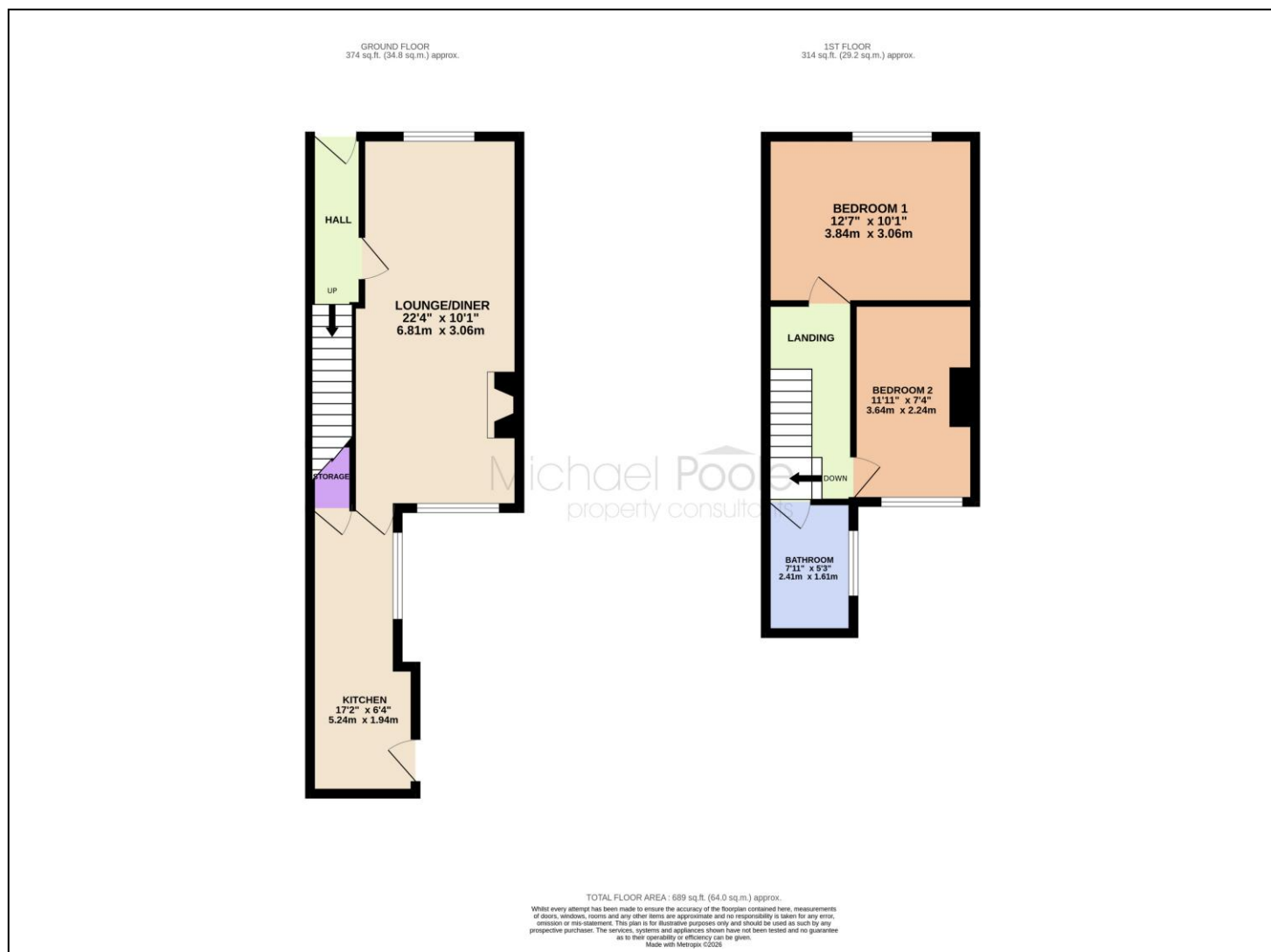
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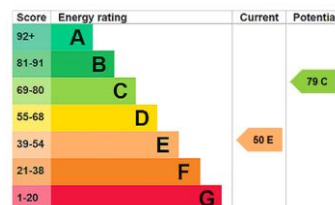
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