

219 Normanby Road, Middlesbrough

Offers Over £160,000

Michael Poole
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219 Normanby Road

Middlesbrough

A fantastic opportunity to acquire this very well cared for four bedroom semi detached family home. Viewing is advised to truly appreciate the potential this home has to offer.

- Four Double Bedrooms
- Three Reception Rooms
- Large Kitchen to The Rear
- Private Enclosed Rear Garden
- Off Street Parking
- Garage
- Close to Amenities, Schools & Transport Links

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









GROUND FLOOR

Entrance Porch

Entrance Hallway
A fabulous open hallway with doors leading to the lounge, dining room and snug. This impressive space is light and airy featuring a staircase to the first-floor landing, an understairs storage cupboard, a UPVC double-glazed window and a radiator.

Lounge
14' 9" x 12' 11" (4.50m x 3.94m)
A lovely lounge featuring a UPVC double-glazed bay window to the front aspect, an electric fireplace with a brick surround, a radiator, and glass sliding doors leading into the dining room.

Dining Room
14' 10" x 11' 3" (4.53m x 3.44m)
A well-proportioned dining room showcasing original period features, with a single-glazed original door leading into the lean-to and a radiator.

Snug
9' 0" x 9' 5" (2.75m x 2.88m)
Currently used a snug, this versatile space has a lovely UPVC double glazed bay window to the side aspect, radiator and door leading into the kitchen.

Kitchen
16' 1" x 9' 0" (4.89m x 2.74m)
A generously sized kitchen offering excellent potential to create a stunning space. It currently features a comprehensive range of base, wall and drawer units with space for a gas cooker and extractor fan, plumbing for a washing machine, two UPVC double-glazed windows, and a side door leading into the lean-to.







Lean-to
9' 3" x 11' 1" (2.83m x 3.39m)

FIRST FLOOR

Bedroom One
14' 11" x 11' 6" (4.54m x 3.51m)
A master bedroom to the rear aspect with built in storage cupboard, UPVC double glazed window and radiator.

Bedroom Two
11' 1" x 13' 0" (3.39m x 3.97m)
A second double bedroom to the front aspect with UPVC double glazed window and radiator.

Bedroom Three
11' 1" x 9' 1" (3.37m x 2.76m)
Third double bedroom to the rear of the property with UPVC double glazed window and radiator.

Bedroom Four
14' 1" x 8' 11" (4.29m x 2.73m)
A very spacious double bedroom with full length fitted wardrobes, two UPVC double glazed windows and radiator.

Family Bathroom
9' 4" x 3' 7" (2.84m x 1.09m)
A three piece family bathroom with low level WC, wash hand basin, and a panelled bath with overhead shower attachment.

EXTERNALLY

Gardens, Parking & Garage
The front of the property features a well maintained lawn with established shrubs providing a good degree of privacy, along with a concrete driveway offering off street parking and access to the garage. The rear garden is predominantly laid to lawn and includes a small patio area.







Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:
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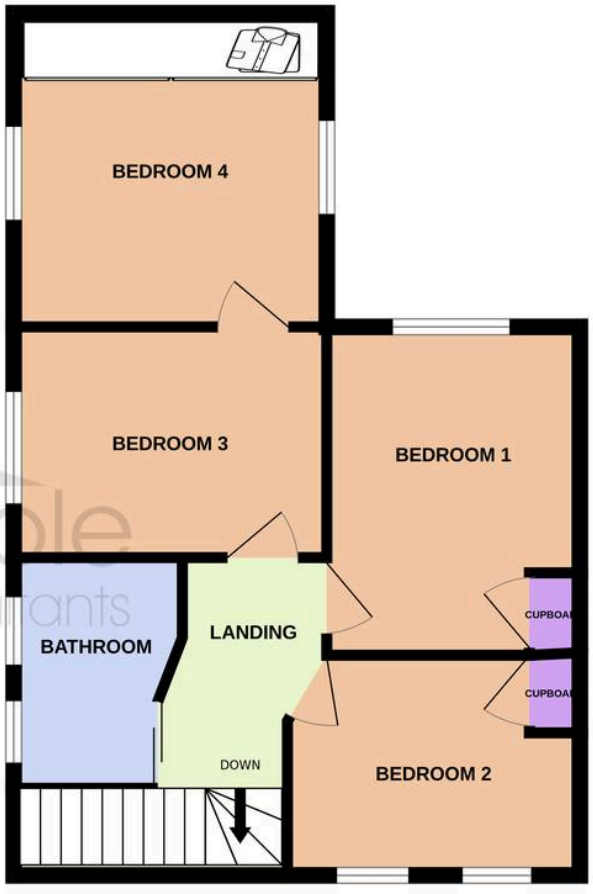
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GROUND FLOOR



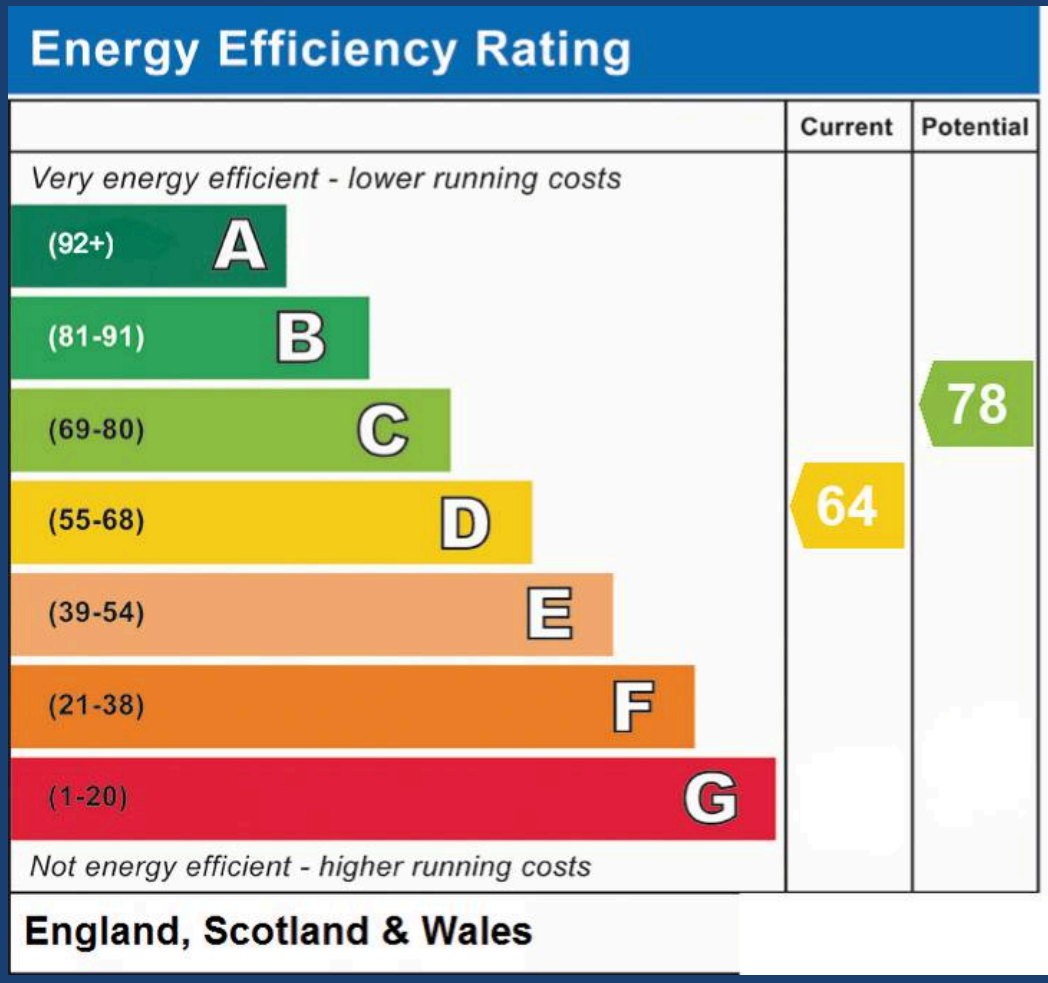
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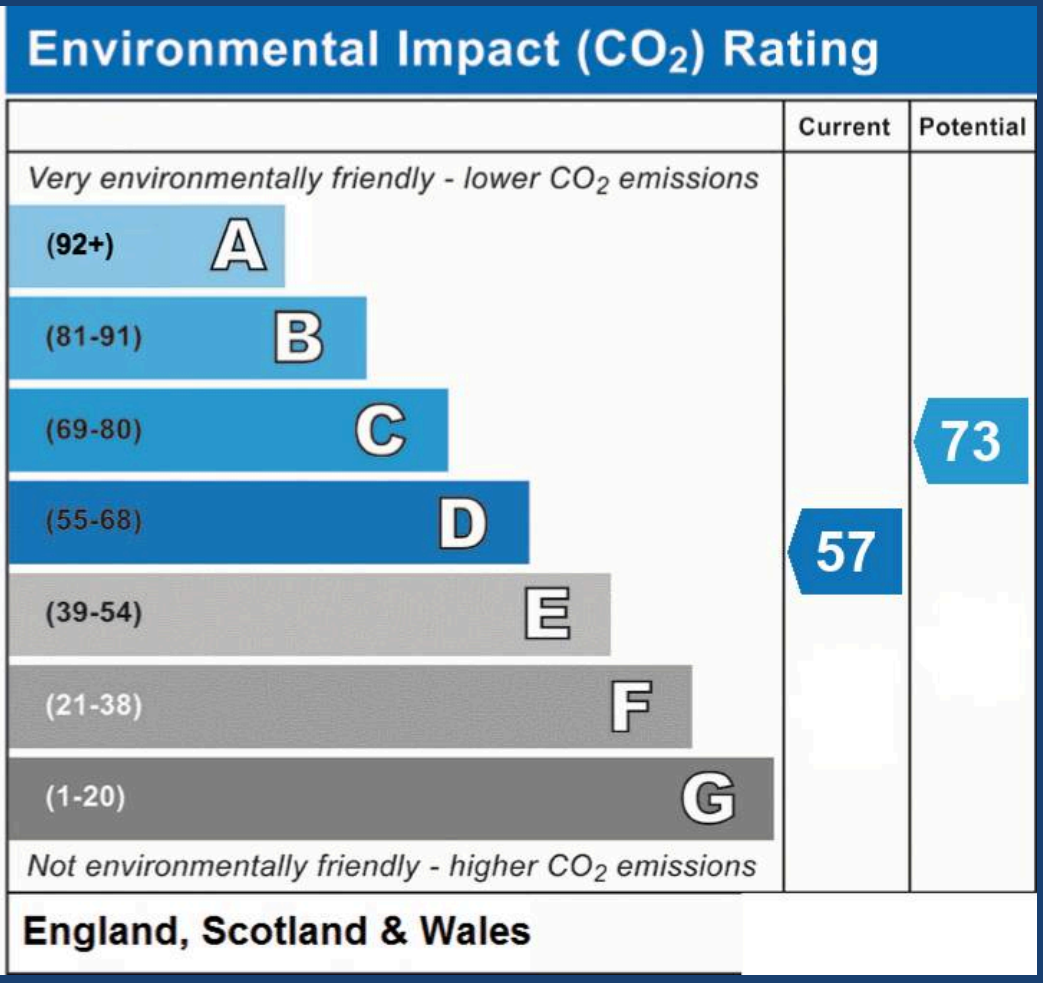


Michael Poole property consultants

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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