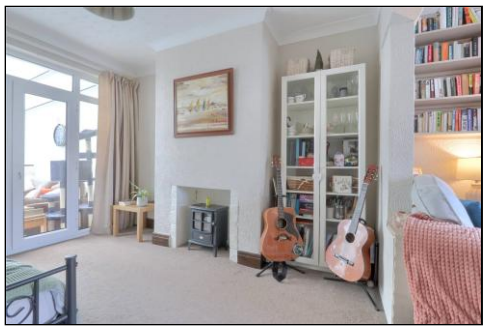
WEST STREET, NORMANBY, MIDDLESBROUGH, TS6 0LH



- Extended Semi Detached Property
- Three Bedrooms
- Fantastic Spacious Family Home Spanning Over 1,100 Sq. Ft
- Popular Area of Normanby
- Huge Scope for Future Development if Required
- Conservatory
- Block Paved Driveway
- Lovely Well Kept Gardens

£175,000

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Located within a popular area of Normanby, this traditional bay fronted property ticks plenty of boxes. Extended to create a characterful family home with many period fixtures and fittings. Fantastic scope for future development if required. This family home spans over 1,100 sq. ft and offers spacious living both inside and out. Brilliant for local amenities, schooling and transport links. Early viewing is advised to fully appreciate this lovely property.

GROUND FLOOR

ENTRANCE - 1.64m x 0.92m (5'5" x 3')
Fully glazed UPVC door, win side lights, tiled flooring and original stained glass entrance door to the hall.

HALL - 1.72m x 3.75m (5'8" x 12'4")
With LVT grey oak flooring, staircase to the first floor, radiator, under stairs storage and original panelled doors to all rooms.

LIVING ROOM - 3.22m (10'7") x 3.32m (10'11") increasing to 4.33m (14'2")
A nicely presented bay windowed room with wood fire surround with living flame gas fire, marble insert and hearth, radiator, UPVC window and opens through to the dining room.

DINING ROOM - 3.20m x 3.59m (10'6" x 11'9")
The neutral decoration flows through from the living room with radiator and UPV French doors to the conservatory.

KITCHEN BREAKFAST ROOM - 3.10m (10'2") reducing to 2.33m (7'8") x 5.14m (16'10") reducing to 2.60m (8'6")
A shaker style fitted kitchen with contrasting roll edge worktops, freestanding electric cooker with stainless steel extractor hood, plumbing for washing machine, integrated dishwasher, part tiled walls, LVT flooring, twin UPVC windows and opens through to the garden room.

GARDEN ROOM - 1.73m x 3.31m (5'8" x 10'10")
A versatile space with LVT flooring flowing through from the kitchen, UPVC window overlooks the rear garden and fully glazed door to the conservatory.

CONSERVATORY - 2.88m x 3.39m (9'5" x 11'1")
With tiled flooring and UPVC French doors to the rear garden.

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FIRST FLOOR

LANDING - 1.73m x 4.84m (5'8" x 15'11")
A spacious light and airy landing space with original panelled doors to all rooms, fitted wardrobe storage, original stained glass window, radiator and access to the loft space.

BEDROOM ONE - 3.21m (10'6") x 3.32m (10'11") increasing to 4.33m (14'2") into the bay
A well-presented bay windowed room with feature wall and grey carpet, fitted wardrobe storage, radiator and UPVC window.

BEDROOM TWO - 3.21m x 3.60m (10'6" x 11'10")
A spacious double room with feature wall and neutral carpet, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 1.71m (5'7") increasing to 2.54m (8'4") into the bay x 2.13m (7') reducing to 1.80m (5'11")
A bay windowed roomy third bedroom with neutral décor, grey carpet and twin UPVC windows.

BATHROOM - 1.78m x 3.36m (5'10" x 11')
A fantastic family size bathroom with a large thermostatic shower with rinser attachment, part tiled, part UPVC clad walls, radiator, grey oak vinyl flooring and UPVC window.

EXTERNALLY

GARDENS & PARKING - The front of the property benefits from a neat lawned frontage with border planting, concrete driveway including carport area offers parking for numerous vehicles and gated access to the rear garden. The fantastic family size rear garden is mainly laid to lawn with thoughtful border planting, paved patios and pathways, raised sundeck area, outdoor tap and storage shed. A brilliant garden for entertaining friends and family.

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

AGENTS REF: - CF/LS/RED260243/08052026

Council Tax Band: D **Tenure:** To be advised

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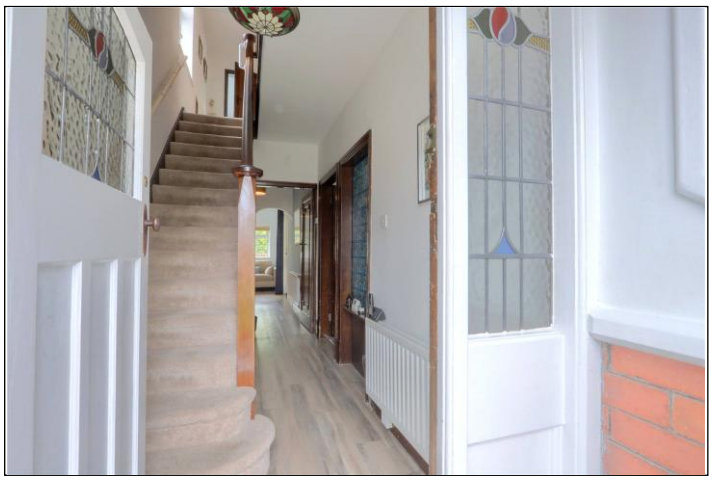

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