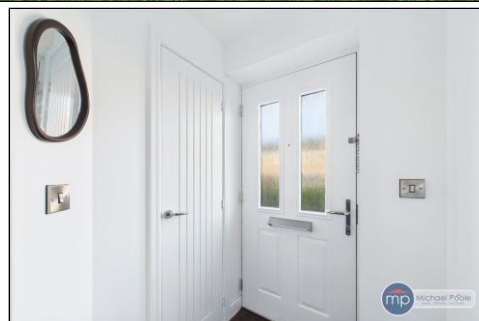


WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0DS



- ▲ Three well-proportioned bedrooms
- ▲ Additional first-floor study – ideal for home working or nursery
- ▲ Principal bedroom with en-suite shower room
- ▲ Modern family bathroom
- ▲ Spacious lounge
- ▲ Kitchen/diner with access to downstairs WC
- ▲ Integral garage
- ▲ Off-street parking
- ▲ Good-sized, enclosed rear garden
- ▲ Popular Normanby location close to schools, shops, and amenities

£240,000

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A well-presented and generously proportioned 3-bedroom detached home with an upstairs study and integral garage, set on the ever-popular Whinfell Drive in Normanby.

This attractive property offers bright, versatile living space ideal for families or those needing dedicated home-working areas. The ground floor features a spacious lounge and a modern kitchen/dining area with access to a convenient downstairs WC located just off the kitchen.

Upstairs, the home boasts three well-sized bedrooms, including a principal bedroom with its own en-suite shower room, alongside a separate family bathroom. An additional study on the first floor provides the perfect spot for a home office, craft room, or nursery—offering valuable flexibility rarely found in similar properties.

Externally, the property benefits from a good-sized, enclosed rear garden ideal for relaxing or entertaining. To the front, off-street parking leads to an integral garage, providing excellent storage or further potential.

Located close to popular schools, local shops, parks, and transport links, this is a fantastic opportunity to secure a well-laid-out detached home in one of Normanby's most desirable residential areas.

GROUND FLOOR

ENTRY - 1.3m x 1.12m (4'3" x 3'8")

LIVING ROOM - 4.27m x 3.96m (14' x 13')

KITCHEN - 4.3m x 2.84m (14'1" x 9'4")

WC - 1.8m x 1.02m (5'11" x 3'4")

FIRST FLOOR

LANDING - 1.96m x 3.2m (6'5" x 10'6")

BEDROOM ONE - 3.18m x 4.17m (10'5" x 13'8")

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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WHINFELL DRIVE, TS6 0DS

EN-SUITE BATHROOM - 2.34m x 1.65m (7'8" x 5'5")

AGENTS REF: - JS/LS/EST250530/01122025

BEDROOM TWO - 4.34m x 3m (14'3" x 9'10")

Council Tax Band: **Tenure:** Freehold

BEDROOM THREE - 2.84m x 2.84m (9'4" x 9'4")

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

STUDY - 2.2m x 1.65m (7'3" x 5'5")

FAMILY BATHROOM - 2.26m x 2m (7'5" x 6'7")

Mains Utilities

Gas Central Heating

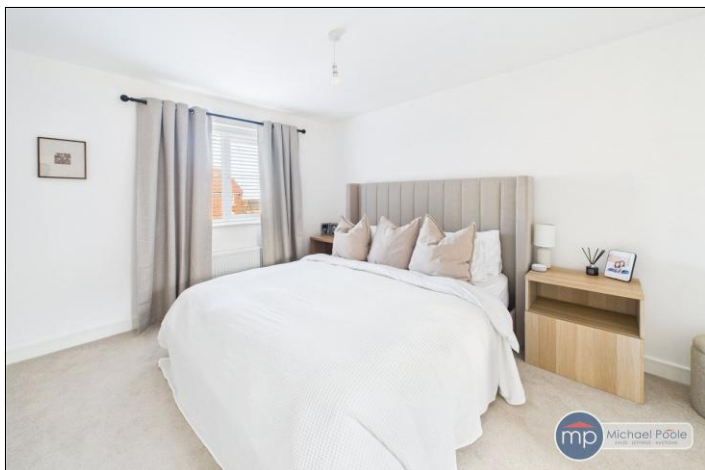
Mains Sewerage

No Known Flooding Risk

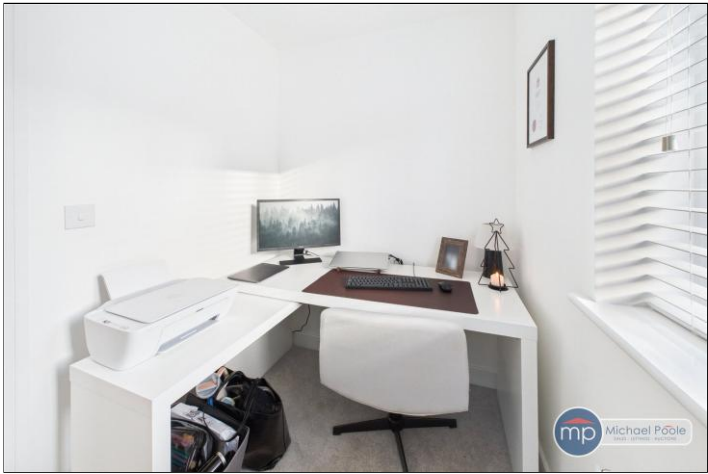
No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

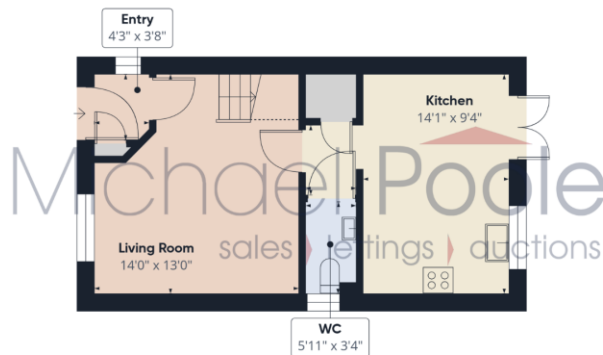


WHINFELL DRIVE, TS6 0DS



WHINFELL DRIVE, TS6 0DS





Floor 0



Floor 1

Approximate total area[®]
899 ft²

Reduced headroom
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Eston Office on Tel: **01642 955180**
129 High Street, Eston, TS6 9JD

