

ESHER AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0SH



- ▲ Four-bedroom detached family home
- ▲ Generous corner plot in a desirable Normanby location
- ▲ Excellent position on Esher Avenue
- ▲ High-quality finish throughout
- ▲ Ground-floor fourth bedroom (converted garage)

- ▲ En-suite wet room to ground-floor bedroom
- ▲ Flexible accommodation ideal for guests or multi-generational living
- ▲ Ample off-street parking
- ▲ Private, well-maintained rear garden
- ▲ Ideal for families and those seeking versatile living space

£260,000

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Situated on a generous corner plot in a highly regarded position on Esher Avenue, Normanby, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, finished to a high standard throughout.

The property enjoys excellent kerb appeal and ample off-street parking, making it ideal for modern family living. Internally, the accommodation is well laid out and thoughtfully enhanced, with a bright and welcoming feel flowing through each room.

A particular highlight is the ground-floor fourth bedroom, created from a high-quality garage conversion. This flexible space benefits from its own en-suite wet room, making it perfect for guests, multi-generational living, or those seeking ground-floor accommodation.

Upstairs, the remaining bedrooms are well proportioned and complemented by a contemporary family bathroom, all presented in excellent decorative order.

Externally, the property continues to impress with a private and well-maintained rear garden, offering an ideal setting for outdoor dining, entertaining, or family enjoyment.

Positioned in a desirable residential location close to local amenities, schools, and transport links, this superb home is ready to move into and would suit a wide range of buyers seeking space, quality, and a prime Normanby location.

GROUND FLOOR

HALLWAY - 1.83m x 2.9m (6' x 9'6")

LIVING ROOM - 3.1m x 7.62m (10'2" x 25')

KITCHEN - 2.44m x 3.38m (8' x 11'1")

UTILITY ROOM - 2.13m x 1.45m (7' x 4'9")

BEDROOM FOUR (GROUND FLOOR) - 2.13m x 5m (7' x 16'5")

BATHROOM/WET ROOM - 2.06m x 1.65m (6'9" x 5'5")

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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FIRST FLOOR

LANDING - 1.2m x 2.92m (3'11" x 9'7")

BEDROOM ONE - 3.48m x 3.94m (11'5" x 12'11")

BEDROOM TWO - 3.5m x 2.9m (11'6" x 9'6")

BEDROOM THREE - 2.1m x 2.82m (6'11" x 9'3")

FAMILY BATHROOM - 2.08m x 1.68m (6'10" x 5'6")

WC - 1.27m x 0.79m (4'2" x 2'7")

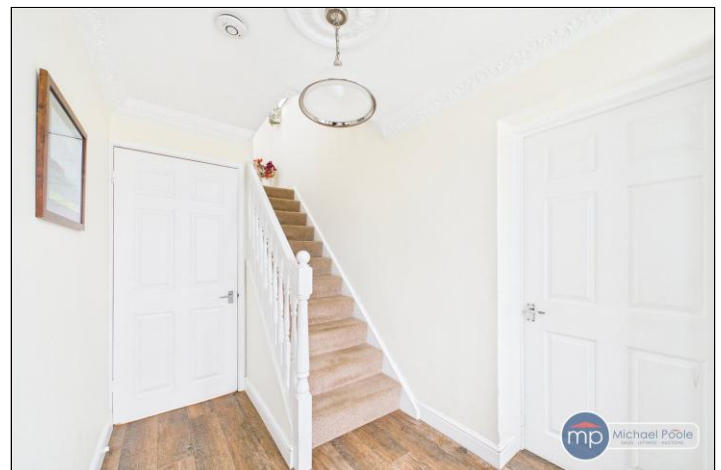
Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/RED250974/28012026

Council Tax Band: C **Tenure:** Freehold

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Tel: **01642 955180**



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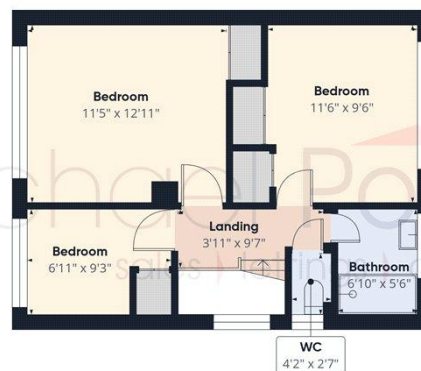
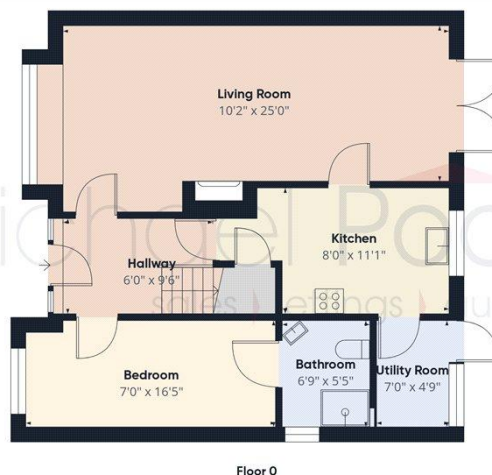


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