



Flatts Lane, TS6 0NP
2 Bed - House - Terraced
O.I.R.O £129,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

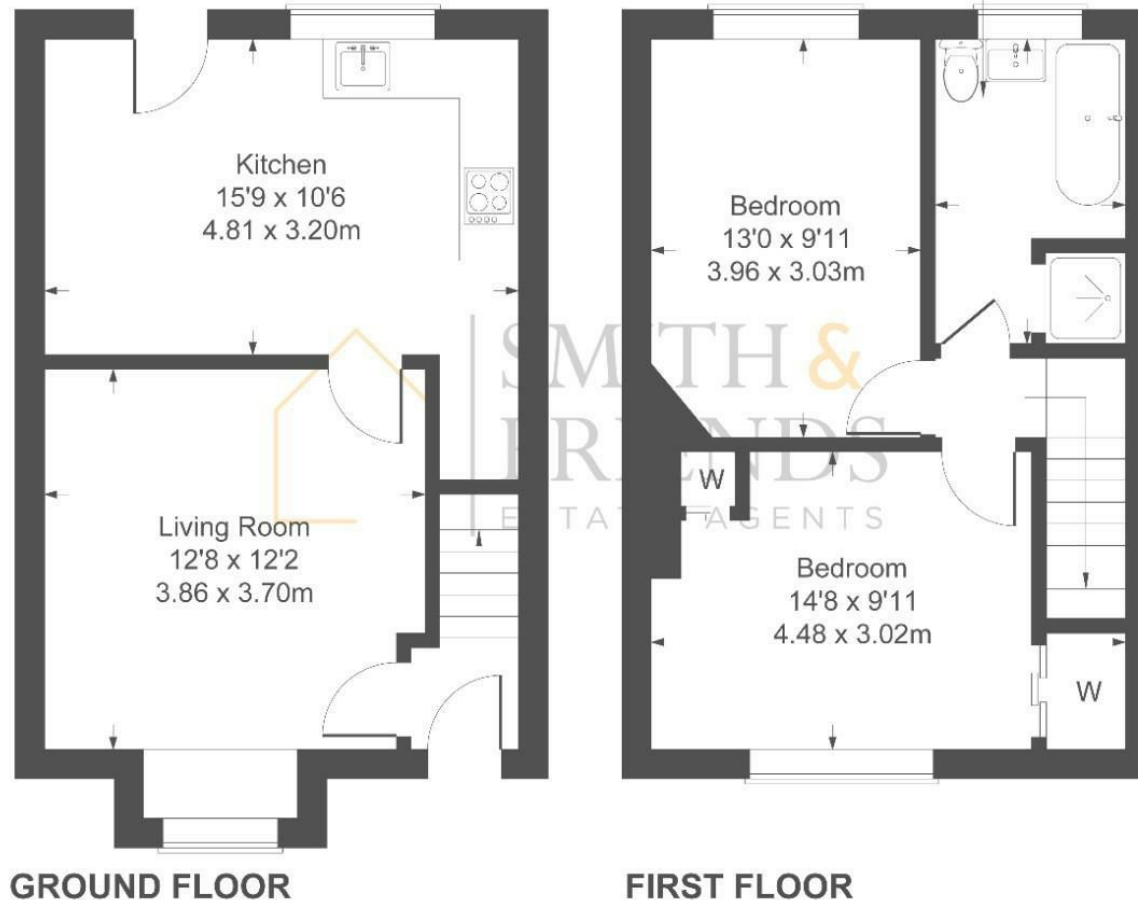


Flatts Lane, TS6 0NP

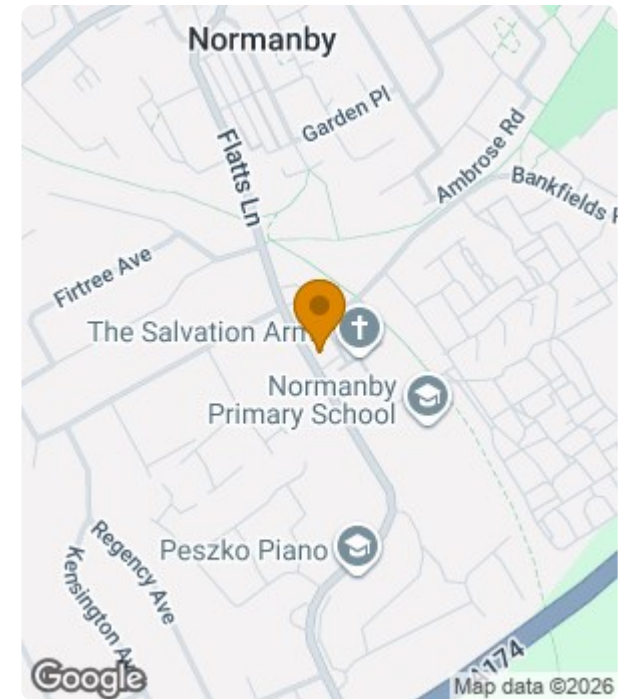
Smith & Friends are delighted to offer to the market this well presented and deceptively spacious two bedroom home located on Flatts Lane, Normanby. The property is within close proximity to local amenities including shops and motorway links. This lovely home is tucked away in a crescent just off the road and viewings come highly recommended to fully appreciate. The living accommodation briefly comprises: entrance hall, lounge, spacious breakfast kitchen with a range of base and wall units and breakfast bar area. To the first floor are two, well proportioned bedrooms and family bathroom fitted with a four piece suite. Externally to the front of the property is a driveway providing off street parking and to the rear an attractive garden, designed for low maintenance and complete with summerhouse.

Flatts Lane

Approximate Gross Internal Area
753 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH &
FRIENDS**
ESTATE AGENTS