



# 15 Norcliffe Street

, Middlesbrough, TS3 6PN

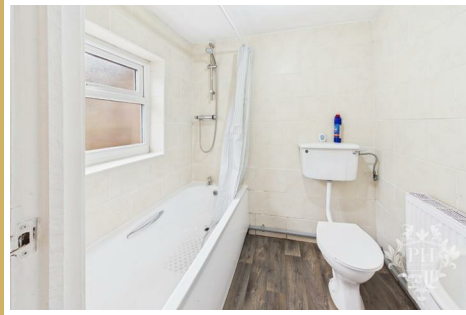
Offers In The Region Of £69,950



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## HALLWAY

10'7" x 2'10" (3.23m x 0.86m )

Step in from the street through a white UPVC double glazed door, and you're greeted by a hallway bathed in natural light. The freshly painted white walls catch the sun, making the space feel open and inviting. A radiator lines one wall, ensuring the hallway stays warm and welcoming no matter the season. From here, you have easy access to the spacious reception and dining room, as well as the staircase to the first floor.

## RECEPTION/ DINING ROOM

12'3" x 9'3" - 11'2" x 9'5" (3.73m x 2.82m - 3.40m x 2.87m)

At the front of the room, you'll find the reception area—spacious enough to comfortably fit a two-piece suite, with extra storage units tucked neatly along the walls. Natural light pours in through a large window, while a radiator keeps the space cozy year-round. An arched doorway leads you toward the back of the room, where the dining area opens up. Here, there's ample room for a full-sized dining table and even more storage, making it perfect for both everyday meals and entertaining guests. This area also features its own window and radiator, and provides direct access to the kitchen, making the flow between spaces feel natural and inviting.

## KITCHEN

9'0" x 6'10" (2.74m x 2.08m )

Tucked away at the back of the house, the kitchen is bright and welcoming, thanks to a large window that lets in plenty of natural light. Cabinets in a pale wood finish line the walls, offering ample storage space both above and below the sleek, dark countertops. There's room for all your essential appliances—think fridge, cooker, and washing machine—without the space ever feeling cramped. A radiator keeps things cozy on colder days, and a door at the far end of the room leads to a small rear hallway, making it easy to step outside or reach other parts of the home.

## GROUND FLOOR BATHROOM

5'6" x 6'4" (1.68m x 1.93m)

Tucked away at the back of the house on the ground floor, the bathroom offers a simple three-piece suite: a paneled bathtub fitted with an overhead shower, a hand basin, and a low-level toilet. Soft daylight filters in through a frosted window, providing privacy while gently illuminating the space. A radiator ensures the room stays warm and comfortable, even on chilly mornings.

## LANDING

7'6" x 4'10" (2.29m x 1.47m )

The split level landing gains access to the properties three spacious bedrooms.

### BEDROOM ONE

10'6" x 11'5" (3.20m x 3.48m )

The first bedroom overlooks the front of the property, offering a bright and inviting space. There's ample room for a double bed as well as larger storage units, so you won't feel cramped. Natural light pours in through the window, and a radiator keeps the room cozy year-round.

### BEDROOM TWO

11'6" x 5'11" (3.51m x 1.80m )

The second bedroom sits at the heart of the home, offering ample space for a double bed as well as larger wardrobes or storage units. Natural light pours in through the window, while a radiator ensures the room stays warm and comfortable year-round.

### BEDROOM THREE

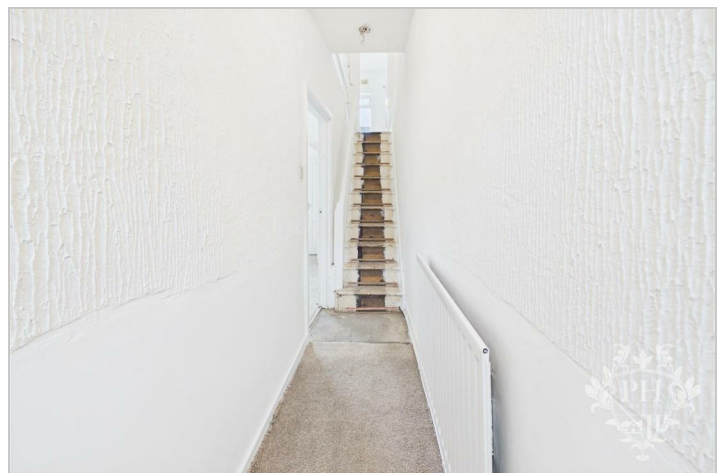
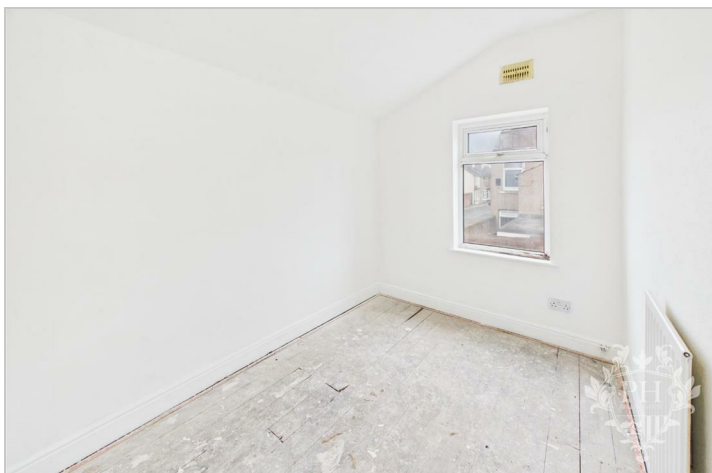
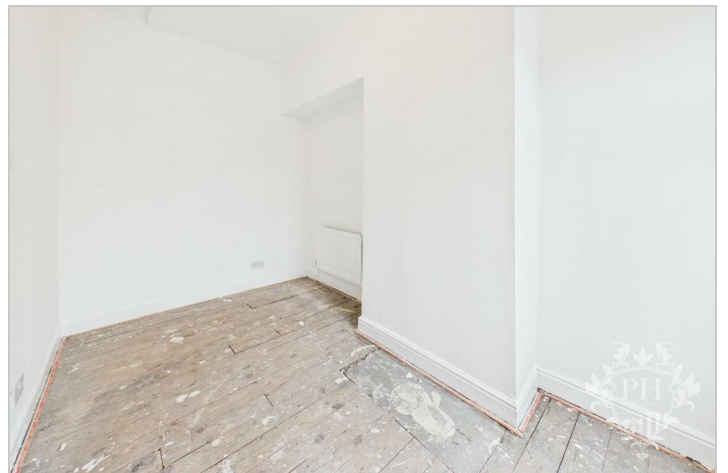
9'0" x 6'11" (2.74m x 2.11m )

Tucked away at the back of the house, the third bedroom offers a quiet retreat. There's room for a single bed, with just enough space for a few

compact storage pieces. A window lets in natural light, while a radiator beneath it keeps the room comfortable all year round.

### EXTERNAL

This end-terrace house features convenient on-street parking right outside your door, along with a secure, private rear yard—perfect for relaxing outdoors or keeping your belongings safe. Ideally situated, the property is just a short stroll or quick drive to nearby shops, cafes, and schools, making daily errands remarkably easy. Commuters will appreciate the close proximity to major bus routes and swift access to the A66, ensuring you're well-connected to the wider area.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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