



PH ESTATE AGENTS



139 Lime Road  
, Normanby, TS6 0BZ

Offers In The Region Of £239,950



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## HALLWAY

15'9" x 6'0" (4.80m x 1.83m)

Entering from the front garden, you step through a pristine white UPVC double glazed door and into a bright, welcoming hallway. Natural light spills across the sleek laminate flooring, highlighting the modern lines of the space. From here, doorways lead off to the spacious reception and dining room, the well-appointed kitchen, and a staircase rising to the first floor. A radiator sits neatly along one wall, adding both warmth and comfort to the inviting entryway.

## RECEPTION/ DINING ROOM

14'2" x 11'3" - 11'11" x 11'2" (4.32m x 3.43m - 3.63m x 3.40m)

The reception area greets you as you step inside the property, positioned right at the front for a welcoming first impression. There's ample space here for your favorite two-piece sofa set, with room left over for a couple of storage pieces—so you don't have to worry about clutter. The bay window, crafted from UPVC double glazing, lets in a generous wash of daylight while giving you a lovely spot to watch the world go by. A feature fire surround, complete with a log burner, adds a cozy touch and hints at the comfort waiting within.

Moving toward the back of the room, you'll find a dedicated dining space that easily accommodates a large dining table, perfect for hosting family meals or dinner parties with friends. This section is lit by another UPVC double glazed window that frames the outdoor view and helps keep the room bright. A radiator provides warmth on chilly evenings, while twin alcoves on either side of the space offer the ideal nooks for additional storage units, shelving, or even display cabinets—making organization that much simpler.

## KITCHEN

9'4" x 15'7" (2.84m x 4.75m)

The kitchen stretches out generously, with plenty of room to move and work. Soft, light-colored cabinets line the walls, drawers, and base units, each finished with distinctive rose gold handles that catch the light and add a touch of elegance. Deep, dark countertops run the length of the kitchen, creating a striking contrast against the cabinetry. A built-in double oven and sleek ceramic hob offer all you need for serious cooking, neatly topped by a modern extractor fan. There's still space for free-standing appliances of your choice—whether that's an extra fridge, a dishwasher, or both. Natural light pours in through a large UPVC double glazed window and a matching door, both helping keep the room bright and airy. Practical touches are everywhere: there's direct access to handy understairs storage, a connecting door to the garage, and a comfortable breakfast bar perfect for coffee or a quick meal.

## LANDING

9'5" x 5'11" (2.87m x 1.80m)

The landing is set on two levels and gains access to the five spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

14'5" x 11'0" (4.39m x 3.35m)

The first bedroom greets you at the front of the home, offering plenty of space for a double bed as well as generous wardrobes or dressers. A broad UPVC double glazed bay window lets in an abundance of natural light, creating a bright, welcoming atmosphere while keeping things snug and energy-efficient. Soft carpet underfoot adds warmth, and a well-placed radiator ensures year-round comfort.

## BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat with ample room for a double bed. You'll find a convenient built-in cupboard for storage, along with enough floor space to fit larger furniture or wardrobes. The UPVC double glazed window brings in soft natural light, while a radiator keeps the room warm and cozy. Plush carpeting underfoot adds an extra touch of comfort.

## BEDROOM THREE

13'3" x 8'5" (4.04m x 2.57m)

The third bedroom sits at the front of the house, overlooking the street through a wide UPVC double-glazed window that fills the space with natural light. There's plenty of room for a double bed, along with larger wardrobes or storage units. Soft carpeting runs wall to wall, and a modern radiator keeps the room warm and comfortable throughout the year.

## BEDROOM FOUR

13'0" x 8'3" (3.96m x 2.51m)

Tucked away at the back of the house, the fourth bedroom offers a peaceful retreat with plenty of space for a comfortable double bed and generous storage options. Natural light pours in through the large UPVC double glazed window, creating a bright and inviting atmosphere, while the fitted radiator keeps the room warm year-round. Soft carpeting underfoot adds a cozy finishing touch to this well-proportioned space.

## BEDROOM FIVE

7'9" x 6'7" (2.36m x 2.01m)

The fifth bedroom sits at the front of the house, catching light from a large UPVC double-glazed window that frames the neighborhood outside. Inside, there's ample room for a single bed, with just enough additional floor space for a compact dresser or wardrobe. The soft carpet underfoot and a well-placed radiator ensure the room feels warm and comfortable, making it a cozy retreat for its occupant.

## FAMILY BATHROOM

6'3" x 5'10" (1.91m x 1.78m)

The bathroom features a sleek, contemporary three-piece suite with a distinctive L-shaped bath, complete with a thermostatic shower that offers precise temperature control for a luxurious experience. A stylish hand basin sits atop built-in drawer storage, providing both elegance and practical organization, while the low-level WC maintains clean lines and modern appeal. Floor-to-ceiling tiles create a seamless, polished backdrop, reflecting natural light from the large frosted UPVC double glazed window. A generous wall-mounted mirror amplifies the sense of space, and a chrome heated towel rail adds both comfort and an extra touch of sophistication.

## EXTERNAL

The property features convenient off-street parking, including a secure garage and a smartly paved front garden bordered by a sturdy brick wall and elegant railings. An EV charging point is seamlessly integrated for modern convenience. At the back, you'll find an expansive, fully fenced garden designed for both relaxation and entertainment. There's a spacious stone patio that's perfect for outdoor dining, a dedicated area for a hot tub, and a comfortable seating nook ideal for gatherings. Beyond that, an impressive outbuilding houses a private swimming pool, offering a luxurious space to unwind year-round.

## PROPERTY INFORMATION

### Feature Details Installation Date

Solar Energy System A 4.48 kW solar system consisting of 11 solar panels with 5 kWh battery storage. 2024

Vehicle Charging Electric vehicle charging point installed on the drive. 2023

Heating/Fireplace Modern multifuel fire installed. 2019

Kitchen & Bathroom Both the kitchen and main bathroom were entirely refitted.

Approx. 2020

Exterior/Roof Maintenance The entire roof has been repointed and repaired within the last two years. All guttering and fascias were also renewed within the last two years.

Last 2 years

Garage Door Electric garage door installed for convenience and security. 2022

Included Luxury Items The heated swimming pool and the Hot Tub, as well as the sunken fire pit, are all included in the sale. N/A (Included)

## IMPORTANT INFORMATION

### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

- Decision in principle from your lender.

- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation.

Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

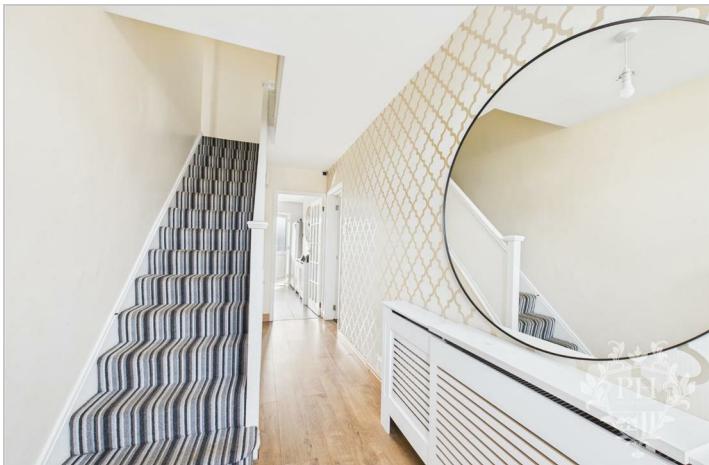
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

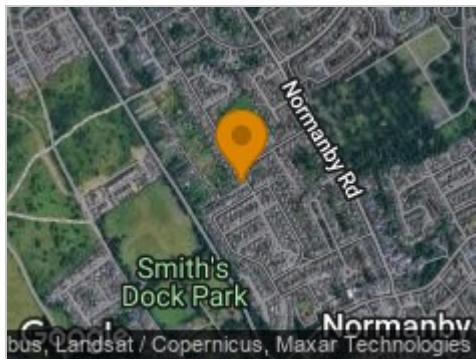
For further details or clarification, please contact our office directly.



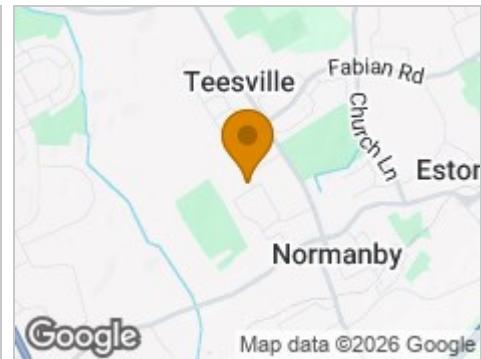
## Road Map



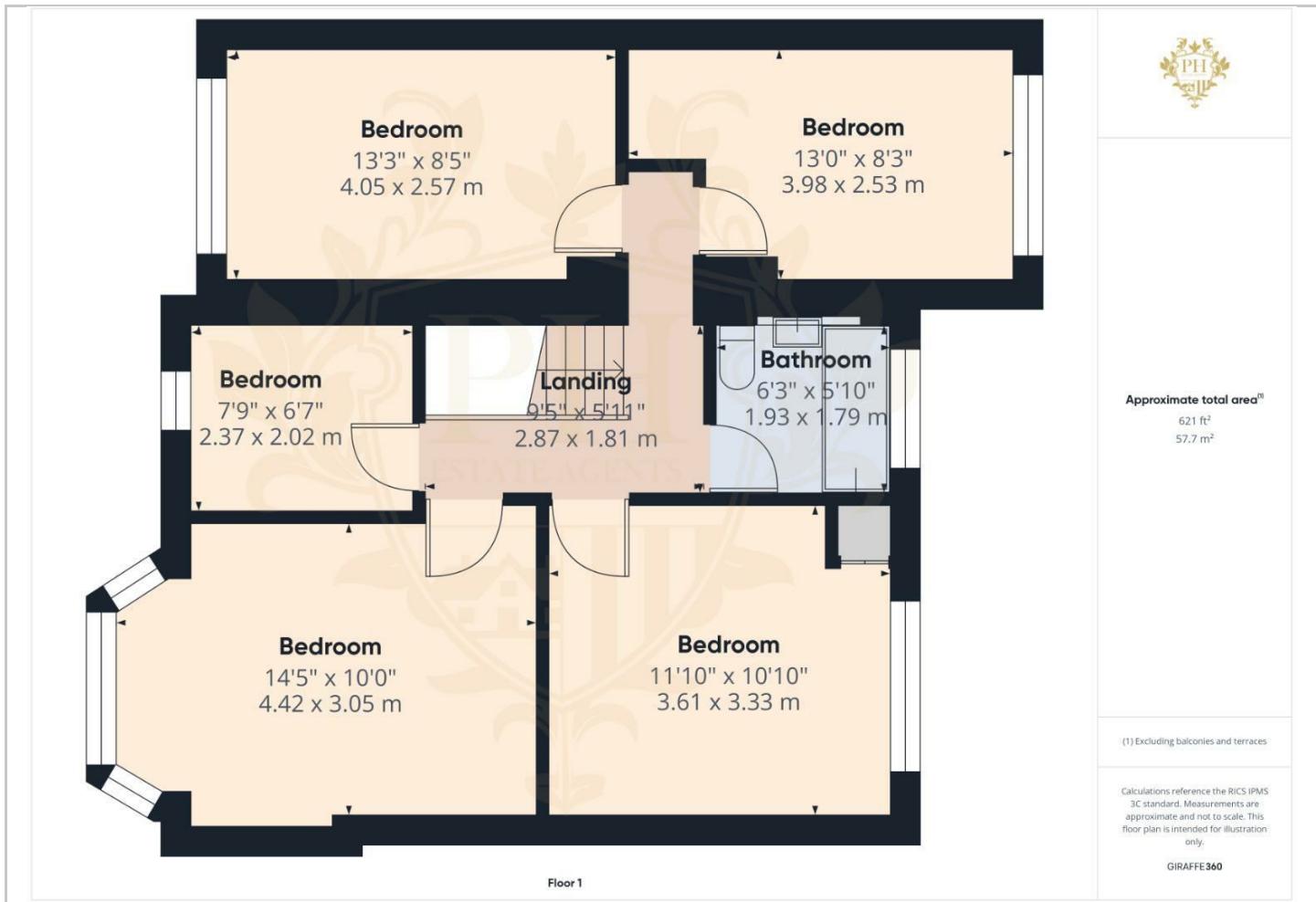
## Hybrid Map



## Terrain Map



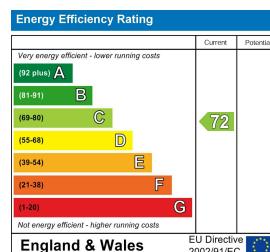
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.