



Lilac Road, Normanby Middlesbrough TS6 0BS

welcome to

Lilac Road, Normanby Middlesbrough

Nestled in a popular residential area of Normanby, this well-presented three-bedroom semi-detached property offers modern living spaces, a stylish kitchen, and generous outdoor space - making it an ideal home for families, first-time buyers, or investors alike.

Entrance Hall

Entered via UPVC double glazed door.

Lounge

11' 2" x 15' 3" (3.40m x 4.65m)

UPVC double glazed window to the front, radiator, electric fire.

Dining Room

9' 9" x 12' 8" (2.97m x 3.86m)

Kitchen

11' 6" x 9' 1" (3.51m x 2.77m)

UPVC double glazed window to the rear aspect, 1 1/2 sink, floor and wall units, complementary work surface units, plumbing for washing machine, electric 4 ring hob with extractor fan and splash back with double electric oven.

Utility

5' 10" x 9' 9" (1.78m x 2.97m)

Combi boiler, wall mounted units.

Downstairs Bathroom

Tiled wall and floor, bath, wash hand basin, toilet, chrome heated radiator (wall mounted), UPVC double glazed windows to rear aspect.

Bedroom 1

9' 9" x 12' 2" (2.97m x 3.71m)

UPVC double glazed window to rear aspect, radiator, walk in wardrobe.

En Suite

Half tiled wall, shower, wash hand basin, W/C.

Bedroom 2

9' 4" x 11' 7" (2.84m x 3.53m)

UPVC double glazed window to side aspect, radiator, built in storage.

Bedroom 3

8' 3" x 9' 1" (2.51m x 2.77m)

UPVC double glazed window to front aspect, radiator.

Externally Front Garden

Driveway to front leading to garage, lawned area.

Rear Garden

Summer house, decking area.





check out more properties at mannersandharrison.co.uk



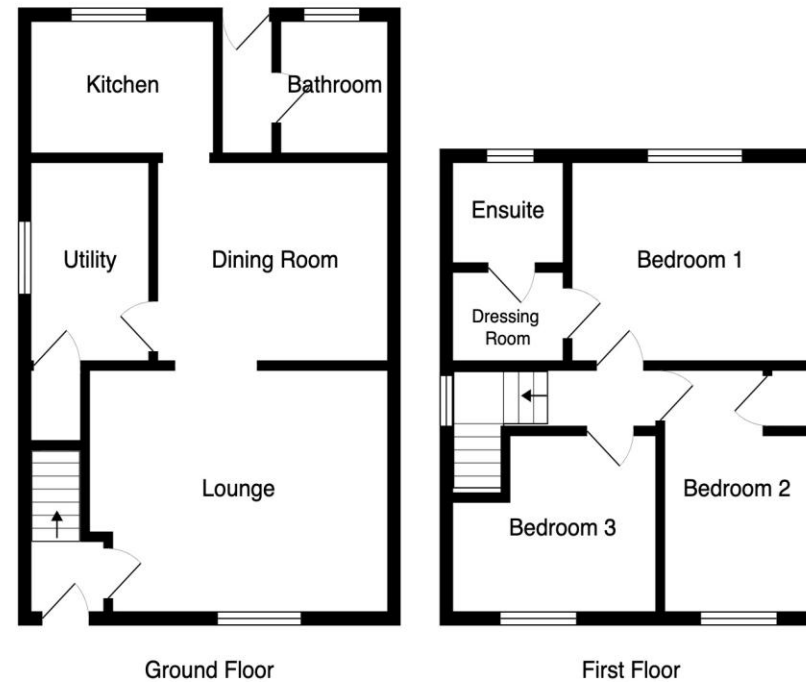
welcome to

Lilac Road, Normanby Middlesbrough

- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN
- UTILITY
- ENSUITE
- DRIVEWAY & GARAGE

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

£120,000



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

check out more properties at mannersandharrison.co.uk



Property Ref:
MAR111444 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk