

WHINFELL DRIVE, NORMANBY, MIDDLESBROUGH, TS6 0DS



- ▲ Detached Four Bedroom Family Home
- ▲ Integral Garage & Off Street Parking for Two Cars on a Block Paved Driveway
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Outdoor Tap & Sockets
- ▲ Modern Kitchen with Fitted Appliances
- ▲ Stylish Bathroom with a Four-Piece Suite
- ▲ Master Bedroom with En-Suite
- ▲ Karndean Flooring
- ▲ Family Friendly Layout
- ▲ Nice Outlook with No Homes Built in Front
- ▲ Walking Distance to Some Good Schooling & Local Amenities

£320,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Located near the hills which are great for walking, this four bedroom detached family home has everything you need and is within walking distance to some good schooling and local amenities!

Notable features include four roomy bedrooms, off street parking, gas central heating system with a quality Baxi combi boiler, Karndean flooring, utility room, modern kitchen with fitted appliances, private rear garden, integral garage, master bedroom en-suite and a lovely outlook from the home with no homes built in front!

The property comprises entrance hall, lounge, WC, open plan kitchen/diner/living area and utility room (There is access to the integral garage via the hallway). On the first floor there are four roomy bedrooms with the master having an en-suite and plenty for space for some fitted wardrobes. There is also a large family bathroom with four-piece suite. Externally to the front is off street parking on a block paved driveway and to the rear there is an enclosed garden with a lawn and patio.

GROUND FLOOR

ENTRANCE HALL - Black composite entrance door, radiator, staircase to the first floor, Karndean flooring and access to the integral garage.

LOUNGE - 2.9m x 4.7m (9'6" x 15'5")
With radiator.

WC - 1.4m x 1.2m (4'7" x 3'11")
Comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, radiator, tiled flooring and extractor fan.

KITCHEN/DINER/LIVING AREA - 7.9m x 2.6m (25'11" x 8'6")
With Nordic Blue matt wall, drawer, and floor units, roll edge worktop, double electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan, integrated fridge freezer and dishwasher, one and a half bowl stainless steel sink with mixer tap, under unit lighting, two radiators, Karndean flooring and French doors to the rear garden.

TO VIEW: Tel: 01642 285041
30-32 Station Road, Redcar, TS10 1AG

www.michaelpoole.co.uk



WHINFELL DRIVE, TS6 0DS

UTILITY ROOM - With roll edge worktop, space for washing machine, space for dryer, extractor fan, radiator, storage cupboard and Karndean flooring.

FIRST FLOOR

LANDING - With loft access and radiator.

BEDROOM ONE - 4m x 2.7m (13'1" x 8'10")

With radiator and potential for fitted wardrobes.

EN-SUITE - 2.6m x 1.2m (8'6" x 3'11")

Comprising close coupled WC, wall mounted wash hand basin with mixer tap and splashback tiles, double shower cubicle with tiled walls, radiator, tiled flooring and extractor fan.

BEDROOM TWO - 2.9m x 1.8m (9'6" x 5'11")

With radiator and built-in storage cupboard.

BEDROOM THREE - 2.5m x 4.1m (8'2" x 13'5")

With radiator.

BEDROOM FOUR - 3m x 2.9m (9'10" x 9'6")

With radiator.

BATHROOM - 2.4m x 2.9m (7'10" x 9'6")

Modern white four-piece suite comprising close coupled WC, pedestal wash hand basin with mixer tap and splashback tiles, bath, double walk-in shower cubicle with splashback tiles, extractor fan, radiator and tiled flooring.

EXTERNALLY

PARKING, GARAGE & GARDEN - To the front there is off street parking for two cars on the block paved driveway leading to the integral garage and to the rear there is an enclosed garden with lawn and patio area.

AGENTS REF: - TM/LS/RED250154/24022025

Council Tax Band: E **Tenure:** Freehold

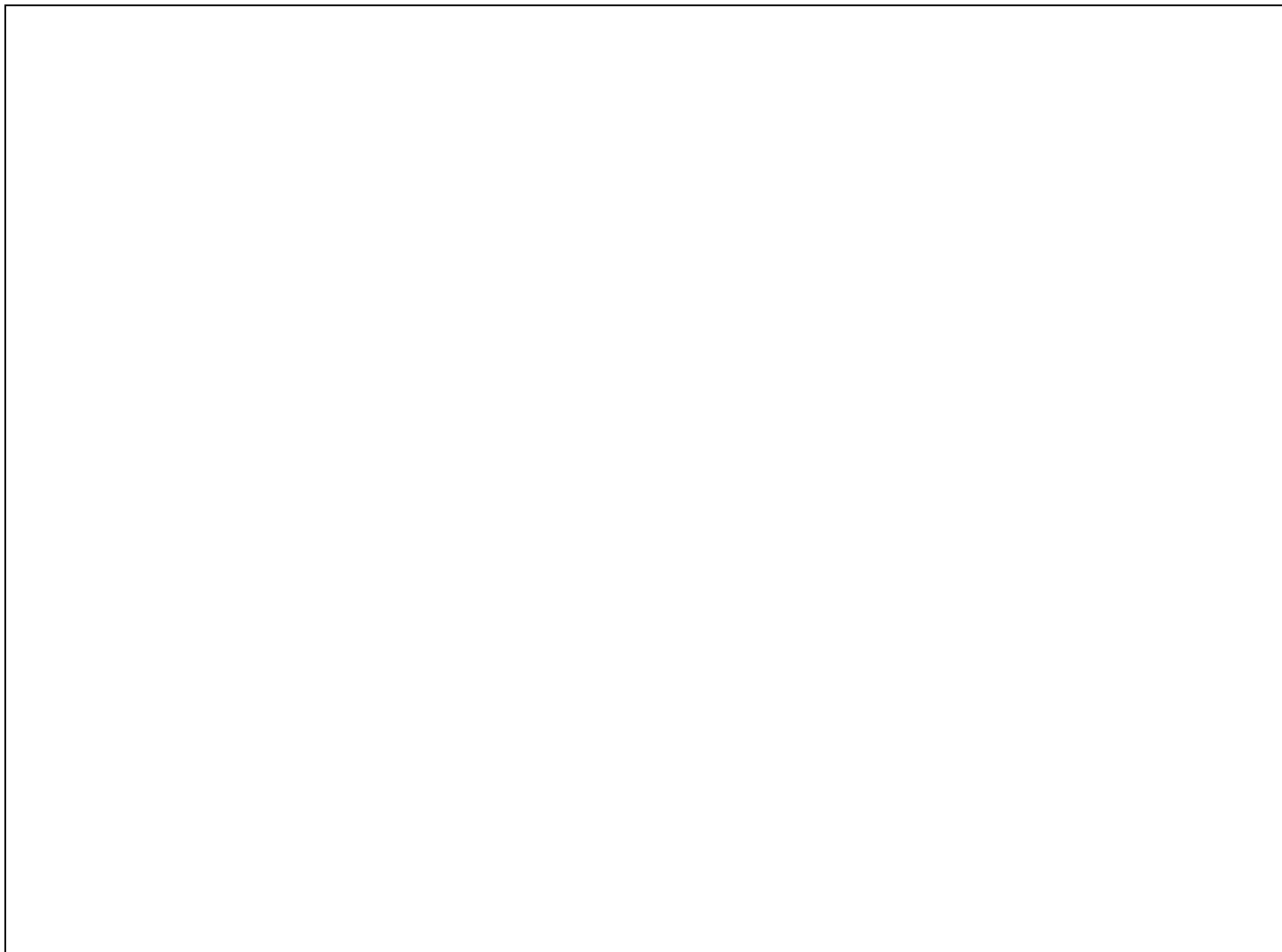
TO VIEW: Contact our Redcar office on

Tel: 01642 285041



WHINFELL DRIVE, TS6 ODS





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Redcar Office on Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG