

BIRCHWOOD GROVE, HIGH FARM, NORMANBY, MIDDLESBROUGH, TS6 0GE



- ▲ Impressive Four Bedroom Detached Home
- ▲ Located Within This Popular & Modern High Farm Development
- ▲ Double Width Driveway to a Single Integral Garage
- ▲ Bright Lounge with Bi-Folding Doors to The Southwest Facing Rear Garden

- ▲ Spacious Kitchen Breakfast Room with a Modern Range of Fitted Units
- ▲ Generous Master Bedroom with Modern En-Suite Shower Room & Fitted Wardrobes
- ▲ Early Viewing Recommended

£220,000

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A four-bedroom detached residence located within the modern area of High Farm, occupying a well-positioned corner plot in this quiet cul-de-sac location with a double width driveway, integrated single garage and an established southwest facing lawned rear garden with a variety of shrubs and borders. Internally the property briefly comprises an entrance hall with cloakroom/WC and internal access to the integrated garage, and a modern kitchen breakfast room with a range of wall and floor mounted fitted units. To the rear there is a bright spacious lounge with bi-folding doors leading out onto the rear garden and there is a separate dining room with French doors also leading out the rear garden. Up to the first floor there are four generous bedrooms, the master with a modern en-suite shower room and fitted wardrobes, bedroom two with fitted wardrobes and a family bathroom with modern three-piece suite. Viewing comes highly recommended to appreciate all this family home offers.

GROUND FLOOR

HALLWAY -

KITCHEN BREAKFAST ROOM - 2.69m x 5.05m (8'10" x 16'7")

DINING ROOM - 2.99m x 3.67m (9'10" x 12')

LOUNGE - 4.44m x 3.67m (14'7" x 12')

CLOAKROOM/WC -

FIRST FLOOR

LANDING -

MASTER BEDROOM - 3.41m x 3.65m (11'2" x 12')

EN-SUITE -

BEDROOM TWO - 3.9m x 3.89m (12'10" x 12'9")

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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Tel: **01642 955180**

BEDROOM THREE - 2.7m x 3.93m (8'10" x 12'11")

BEDROOM FOUR - 2.7m x 3.6m (8'10" x 11'10")

FAMILY BATHROOM - 2.13m x 2m (7' x 6'7")

EXTERNALLY

PARKING & GARDENS - Externally a double width driveway provides off-road parking leading to a single integrated garage. To the rear there is an established enclosed southwest facing garden laid to lawn with a paved patio area and a variety of shrubs and borders.

INTEGRATED GARAGE - 2.49m x 5.27m (8'2" x 17'3")

AGENTS REF: - JF/LS/EST230029/05122023

Council Tax Band: D **Tenure:** Freehold

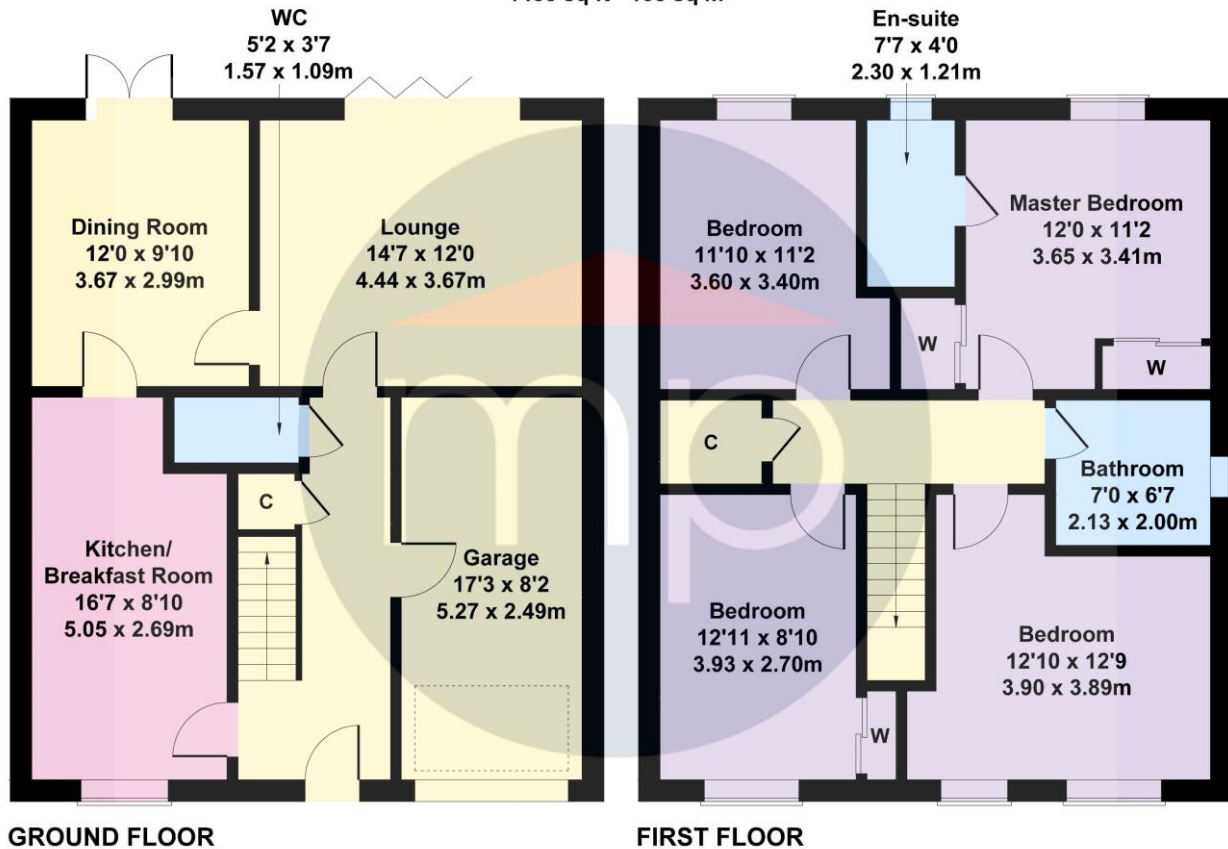


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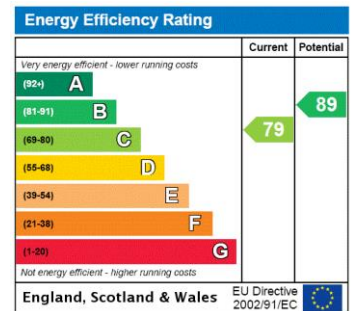
Birchwood Close

Approximate Gross Internal Area
1485 sq ft - 138 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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