

## TRISTRAM CLOSE, NORMANBY, TS6 0JW



- ▲ Available For Sale with The Benefit of No Onward Chain
- ▲ An Extended Four Bedroom Semi Detached House
- ▲ Enjoying A Very Pleasant Position Within This Sought After Residential Area in Normanby
- ▲ 24ft Bay Fronted Lounge Dining Room with Living Flame Gas Fire set in A Feature Surround
- ▲ Kitchen with A Range of Fitted Units
- ▲ Four Generous First Floor Bedrooms
- ▲ Family Bathroom with A Modern White Suite & Shower Over the Bath
- ▲ Gas Central Heating System Via Combination Boiler & Double Glazing
- ▲ Immaculately Presented Front & Rear Gardens & Driveway Leading to Integrated Garage
- ▲ Internal Viewing is Highly Recommended to Appreciate the Full Potential of This Family Home

**£169,000**

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Available for sale with the benefit of no onward chain, an extended four bedroom semi-detached house enjoying a very pleasant position within this sought after residential area in Normanby. Internal viewing is highly recommended to appreciate the full potential of this family home.

**GROUND FLOOR**

**HALLWAY**

**LOUNGE/DINING ROOM - 3.12m x 7.52m (10'3" x 24'8")**

**KITCHEN - 2.26m x 3.25m (7'5" x 10'8")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 2.95m x 3.9m (9'8" x 12'10")**

**BEDROOM TWO - 2.95m x 3.25m (9'8" x 10'8")**

**BEDROOM THREE - 2.16m x 4.34m (7'1" x 14'3")**

**BEDROOM FOUR - 1.96m x 2.95m (6'5" x 9'8")**

**BATHROOM - 1.93m x 1.65m (6'4" x 5'5")**

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

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## EXTERNALLY

### **GARDENS**

To the front there is a well-manicured garden laid to lawn with neat borders and a pleasant open view. To the rear there is a bright and neat enclosed garden mainly laid to lawn with a variety of shrubs and borders, paved patio area and a westerly aspect.

### **PARKING & GARAGE**

A driveway provides off road parking and leads to a single integrated garage.

**AGENTS REF:** - JF/LS/RED220834/11092023

**Council Tax Band:** C   **Tenure:** Freehold

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Tel: 01642 955180

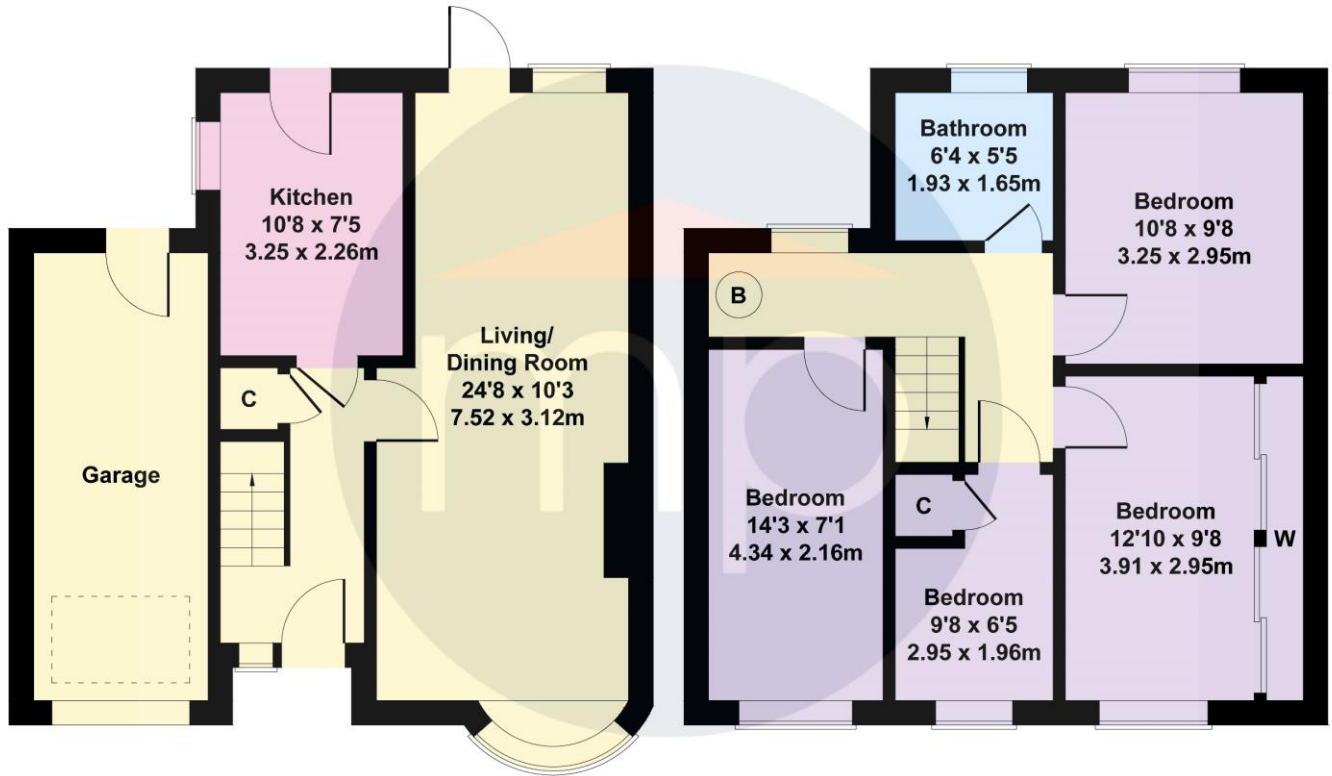


TRISTRAM CLOSE, TS6 0JW



### Tristram Close

Approximate Gross Internal Area  
1086 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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