

## GUILDFORD ROAD, NORMANBY, TS6 0PZ



- ▲ Enjoying A Prominent Position Within the Ever-Popular Guildford Road Area of Normanby
- ▲ An Immaculately Presented Three Bedroom Detached Home Which Will Interest a Variety of Prospective Buyers
- ▲ Generous Corner Plot with Well-Manicured Gardens to Front, Side & South Facing Rear
- ▲ Driveway Providing Off Street Parking & Leading to A Single Garage
- ▲ Spacious Bay Fronted, Double Aspect Lounge with Feature Fireplace & Living Flame Gas Fire
- ▲ Open Plan Kitchen/Dining Room with A Good Range of Fitted Units & Built-In Oven & Hob
- ▲ Two Double Bedrooms & A Single Bedroom, All Benefiting from Fitted Wardrobes
- ▲ Modern Bathroom with White Three-Piece Suite & Thermostat Shower Over Bath
- ▲ Gas Central Heating System via Combination Boiler & Double Glazing
- ▲ Viewing is Highly Recommended

**£185,000**

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Enjoying a prominent position within the ever-popular Guildford Road area of Normanby, an immaculately presented three-bedroom detached home which will interest a variety of prospective buyers.

**GROUND FLOOR**

**ENTRANCE HALL - 1.57m x 2.44m (5'2" x 8')**

**LOUNGE - 4.34m (14'3") into alcoves 4.7m (15'5") into bay window**

**DINING ROOM - 2.7m x 2.64m (8'10" x 8'8")**

**KITCHEN - 2.5m x 2.64m (8'2" x 8'8")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.3m x 3.7m (10'10" x 12'2")**

**BEDROOM TWO - 3.35m (11') reducing to 2.57m (8'5") x 3.05m (10') reducing to 0.81m (2'8")**

**BEDROOM THREE - 2.6m x 2.06m (8'6" x 6'9")**

**BATHROOM - 2.06m x 1.7m (6'9" x 5'7")**

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

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**EXTERNALLY**

**PARKING & GARAGE**

A paved driveway provides off road parking leading to a single attached garage.

**GARDENS**

Well-manicured, low maintenance front and side gardens enclosed by a dwarf wall. Secure side gate access leads to the fence enclosed and spacious rear garden with lawn, a desirable southerly aspect, neat borders, and paved patio area with stepped path.

**AGENTS REF:** - JF/LS/RED230497/18012024

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

**TO VIEW:** Contact our Eston office on

Tel: 01642 955180



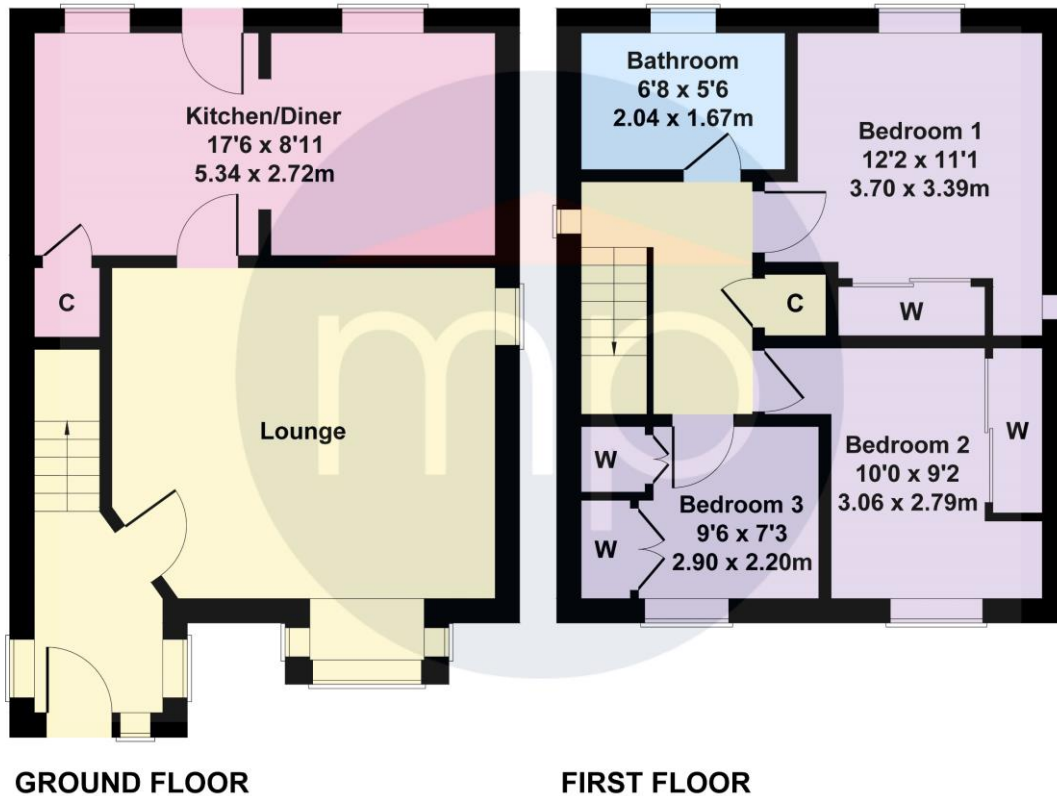


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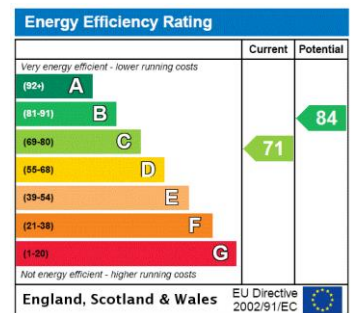
## 21 Guildford Road

Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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