

KINLOCH ROAD, NORMANBY, MIDDLESBROUGH, TS6 0ES



- ▲ A Three Bedroom Semi-Detached Property
- ▲ Sought-After Residential Location
- ▲ Open Plan Lounge/Dining Space
- ▲ Garden
- ▲ 19ft Garage
- ▲ No Chain Sale

Offers Over £150,000

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Offered for sale with NO CHAIN this traditional bay fronted property sits within a sought-after residential area offering spacious living throughout with huge potential for future development, if desired.

Early viewing is essential to appreciate this family home.

GROUND FLOOR

HALL - 1.83mx 4.83m (6'x 15'10")

Entering through a part glazed UPVC door with side light, wide plank Oak laminate flooring, radiator, stairs to first floor, modern style panelled doors to living room, dining room and kitchen.

LIVING ROOM - 3.38m (11'1") x 3.6m (11'10") opening to 4.57m (15') into the bay.

Nicely presented bay windowed room with Oak flooring flowing through from the hall, radiator and opening to the dining room.

DINING ROOM - 3.4m x 3.66m (11'2" x 12')

Décor flows through from the living room with radiator and UPVC window overlooking the rear garden.

KITCHEN - 1.83m (6') opening to 2.24m (7'4") x 3.66m (12') narrowing to 1m (3'3")

A matt white fitted kitchen with contrasting roll edged worktops with stainless steel sink unit, integrated electric oven and hob with stainless steel splashback and extractor hood, breakfast bar area, plumbing for washing machine, vinyl flooring, wall mounted recently fitted Baxi boiler, UPVC window and part glazed door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 - 3.33m (10'11") x 3.66m (12') opening to 4.62m (15'2") into the bay.

A generous bay windowed room with neutral carpet, radiator and UPVC window.

BEDROOM 2 - 3.33m (10'11") opening to 3.45m (11'4") including storage cupboard x 3.6m (11'10")

A nicely presented double room with feature wall and neutral carpet, integrated wardrobe and cupboard storage, radiator, UPVC window overlooks the rear garden.

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BEDROOM 3 - 2.03m x 2.4m (6'8" x 7'10")

Single room with neutral carpet, radiator, and UPVC window.

BATHROOM - 1.78m x 1.88m (5'10" x 6'2")

White suite with shower rinser attachment, part UPVC clad walls, storage cupboard, radiator, vinyl floor and UPVC window.

EXTERNAL

The front of the property benefits from a neat lawn frontage with gravelled borders and paved pathways, and a gated driveway with outside tap. The rear garden is mainly laid to lawn with paved pathways and patio area.

GARAGE - 3.3m x 5.84m (10'10" x 19'2")

A larger than average garage with up and over door complete with power and light.

AGENTS REF: - CF/GD/RED230733

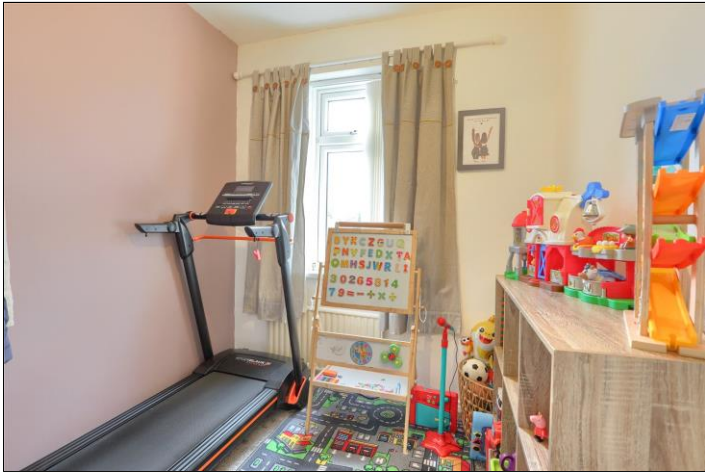
Council Tax Band: C **Tenure:** Freehold

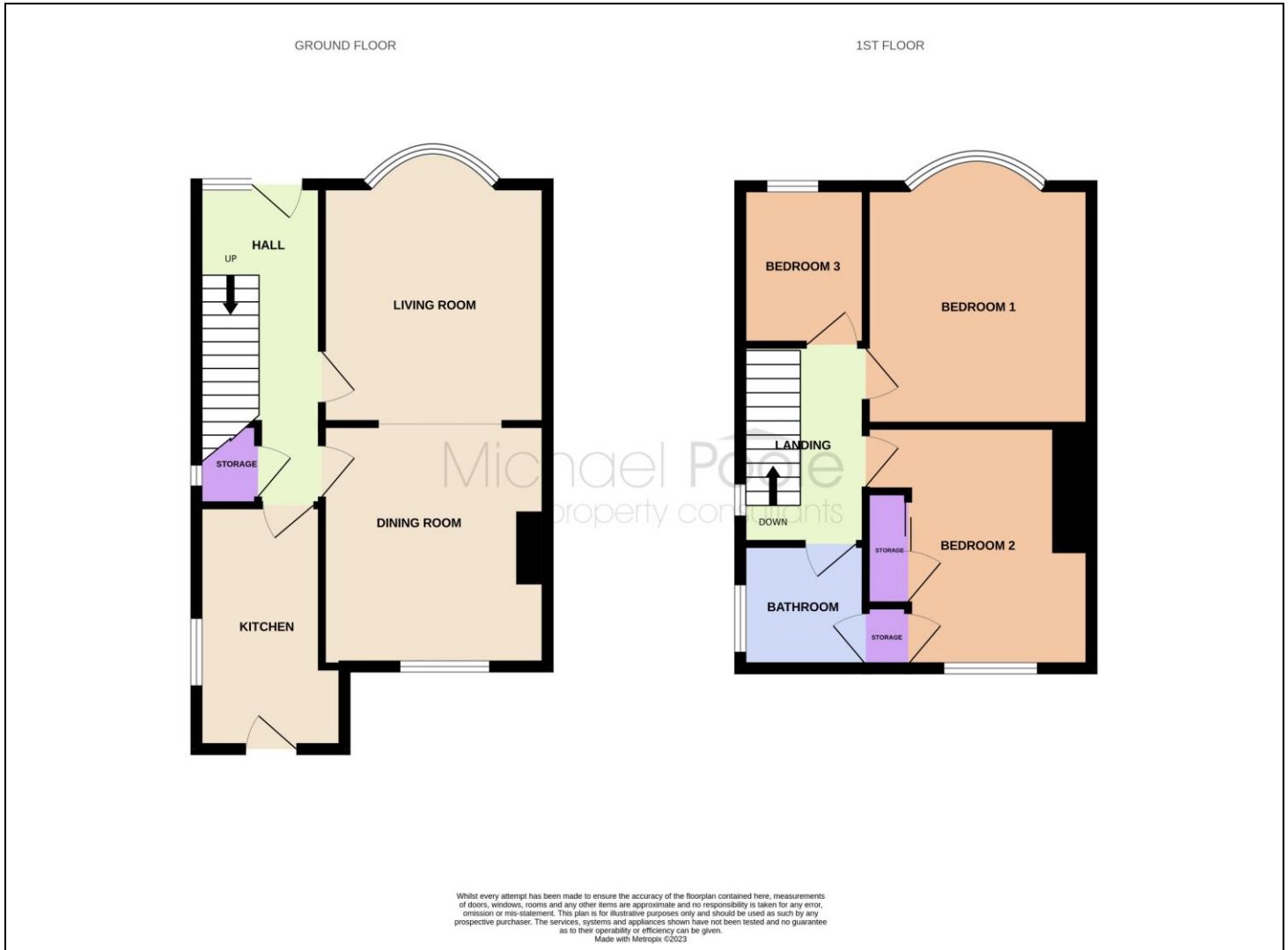
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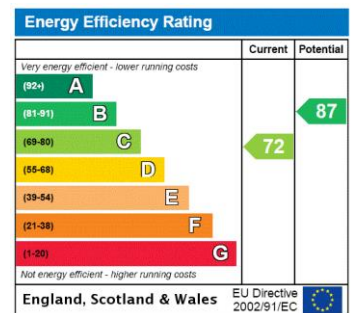


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