

# COACH HOUSE MEWS, NORMANBY, MIDDLESBROUGH, TS6 0HE



- ▲ Terraced Property
- ▲ Three Double Bedrooms
- ▲ Two Bathrooms
- ▲ Excellent Normanby Residential Location

- ▲ Spacious Rooms Throughout
- ▲ 20ft Lounge Diner
- ▲ Generous Garden
- ▲ No Chain Sale

**£150,000**

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Offered for sale with no chain, this spacious terraced home is located in an excellent residential area of Normanby and is within easy reach of local amenities, transport links and schooling. An excellent family property with generous proportions both inside and out including a 20ft lounge diner and vast rear garden. Early viewing is a must to fully appreciate this fantastic property.

**GROUND FLOOR**

**ENTRANCE HALL**

With part glazed woodgrain UPVC entrance door, wide plank washed oak laminate flooring, radiator, storage cupboard and glazed door to the lounge diner.

**LOUNGE DINER - 4.7m x 6.1m (15'5" x 20')**

An excellent size bow windowed room with flooring flowing through from the entrance hall, wood fire surround with electric fire, open staircase to the first floor, UPVC window and door to the kitchen.

**KITCHEN - 4.7m x 2.4m (15'5" x 7'10")**

A country style oak fitted kitchen with roll edge worktops, freestanding electric cooker with extractor hood, grey oak vinyl flooring, door to the utility room, WC and integral garage.

**UTILITY - 2.64m x 2.8m (8'8" x 9'2")**

With plumbing for washing machine and space for a tumble dryer, storage cupboard, part glazed UPVC door to the rear garden, double glazed window, sliding door to the WC and further door to the garage.

**WC**

White suite with tiled splashback and vinyl flooring.

**FIRST FLOOR**

**BEDROOM ONE - 4.27m x 4.65m (14' x 15'3")**

A generous room with feature wall and grey carpet, full width fitted wardrobes, radiator, and twin UPVC windows.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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## **BEDROOM TWO - 2.64m x 5.66m (8'8" x 18'7")**

With feature wall and neutral carpet, twin eaves storage cupboards, radiator, and twin Velux style roof windows.

## **BEDROOM THREE - 2.6m x 4.27m (8'6" x 14')**

A brilliant size third bedroom with fitted wardrobes, feature wall, neutral carpet, and double glazed window overlooking the rear garden.

## **BATHROOM - 1.96m x 2.64m (6'5" x 8'8")**

White suite with over bath shower attachment, part tiled walls, radiator, vinyl flooring, and double glazed window.

## **EXTERNALLY**

### **INTEGRAL GARAGE**

A larger than average garage with up and over door, power, light, shelved storage, and water tap.

### **GARDENS & PARKING**

The front of the property benefits from a lawned frontage with tarmac driveway and handy storage area. To the rear there is a generous garden mainly laid to lawn with full width block paved patio area, paved pathways, outdoor tap, and twin storage sheds.

**AGENTS REF:** - CF/LS/RED240036/13022024

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

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

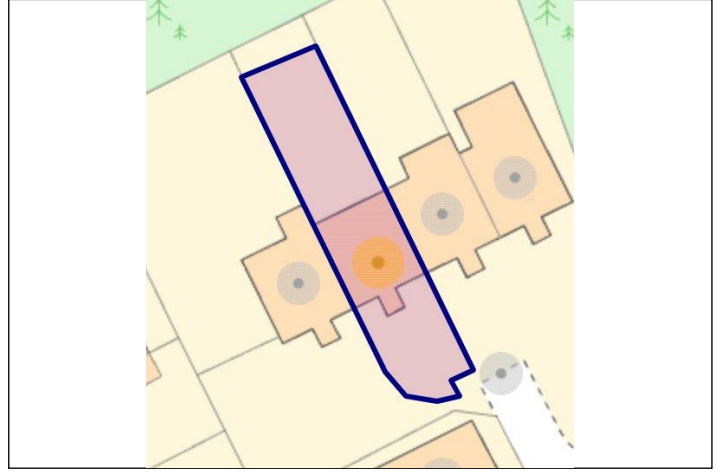
Tel: **01642 955180**



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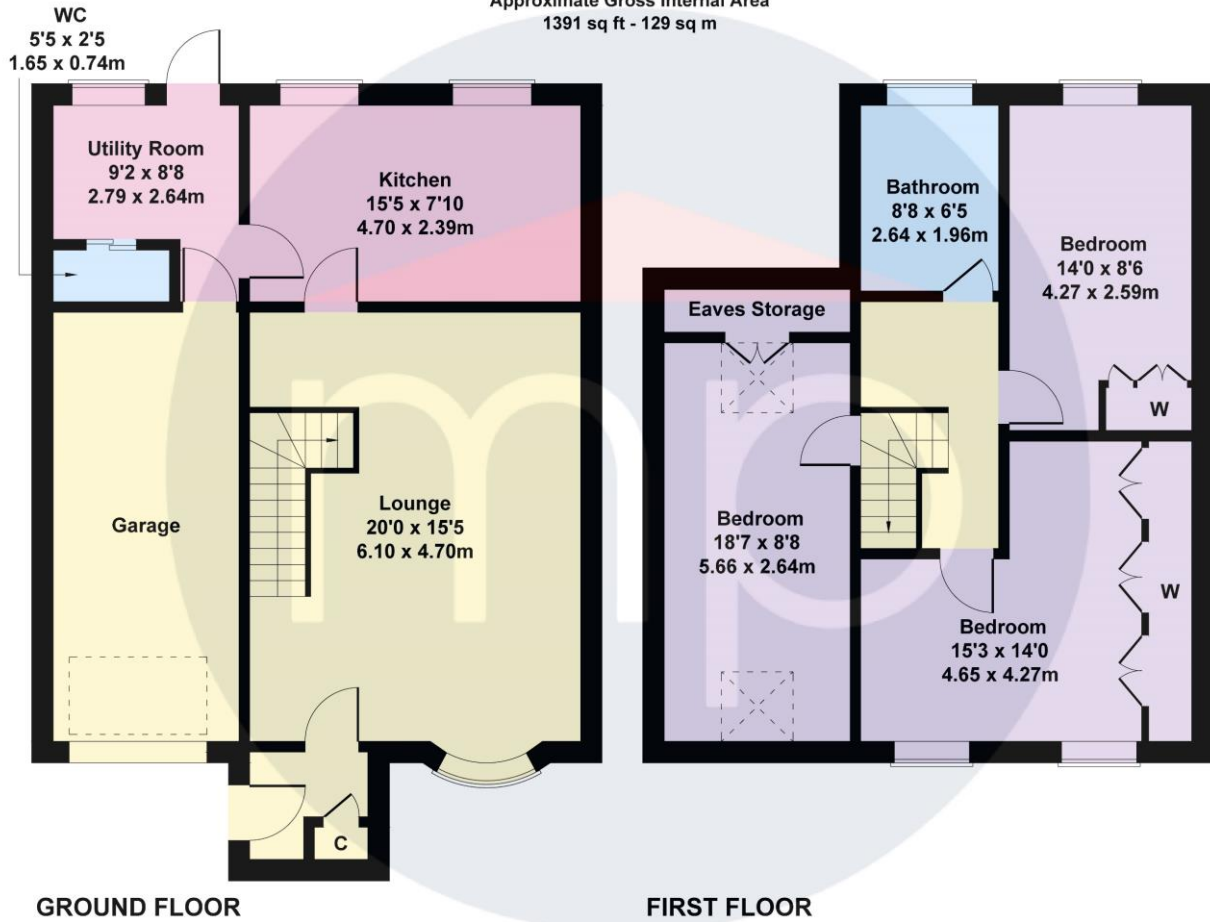


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**5 Coach House Mews**

Approximate Gross Internal Area  
1391 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2024  
**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		83
(69-80)	C		
(55-68)	D	68	
(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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