

## WESTFIELD ROAD, NORMANBY, MIDDLESBROUGH, TS6 0HU



- ▲ Semi Detached Dormer Bungalow
- ▲ Three Double Bedrooms
- ▲ Sought After Residential Location
- ▲ Brilliant Spacious Family Home
- ▲ 15ft Reception Room
- ▲ Garage/Workshop
- ▲ Westerly Facing Rear Garden

Offers Over £139,950

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A spacious bay windowed property with a huge scope for development located within a sought-after residential area of Normanby. This family home offers period charm retaining many original features. Early viewing is essential to fully appreciate this property.

**GROUND FLOOR**

**HALL - 5.72m x 0.91m (18'9" x 3')**

Part glazed hardwood entrance door, radiator, and original sanded floorboards.

**RECEPTION ROOM - 3.35m (11') x 3.66m (12') increasing to 4.72m (15'6") into the bay**

A generous bay windowed room with wood fire surround with living flame gas fire, radiator, and UPVC window overlooking the front garden.

**LIVING ROOM - 3.6m x 3.56m (11'10" x 11'8")**

With traditional style decoration, wood fire surround with marble insert and electric fire, UPVC window overlooks the rear garden, part glazed door to the dining room and further door to the kitchen.

**DINING ROOM - 3.76m (12'4") reducing to 2.92m (9'7") x 3.56m (11'8")**

A brilliant size room with feature brick open fireplace, radiator, twin UPVC windows overlook the westerly facing rear garden and open staircase to the first floor.

**KITCHEN - 2.8m x 2.9m (9'2" x 9'6")**

A country style fitted kitchen with roll edge worktops, integrated electric oven and gas hob with extractor hood, plumbing for washing machine, part tiled walls, vinyl flooring, storage cupboard housing the Baxi Platinum combi boiler with filter system, UPVC window and part glazed door to the rear garden.

**BEDROOM ONE - 3.05m (10') x 4.67m (15'4") increasing to 5.8m (19') into the bay**

A fantastic bay windowed room with original picture rail, radiator and UPVC window.

**BATHROOM - 1.42m x 2.77m (4'8" x 9'1")**

Traditional white suite with over bath thermostatic shower, extractor fan, fully tiled walls, vinyl flooring, radiator, storage cupboard and UPVC window.

**TO VIEW: Tel: 01642 955180**

129 High Street, Eston, TS6 9JD

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## FIRST FLOOR

### **BEDROOM TWO - 3.56m x 4.57m (11'8" x 15')**

A generous double room with radiator, eaves storage and UPVC window overlooking the rear garden.

### **BEDROOM THREE - 3.05m x 4.75m (10' x 15'7")**

A generous third bedroom with fitted wardrobes and eaves storage, radiator and UPVC window overlooking the front garden.

## EXTERNALLY

### **GARAGE/WORKSHOP - 2.44m x 3.66m (8' x 12')**

With power, light, and shelved storage.

**GARDENS & PARKING** - The front of the property benefits from a neat lawned frontage with border planting, imprinted driveway, concrete pathway to the entrance door and gated access to the rear garden. The westerly facing rear garden is mainly laid to lawn with border planting, concrete pathways, and patio area.

**AGENTS REF:** - CF/LS/RED240096/13022024

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

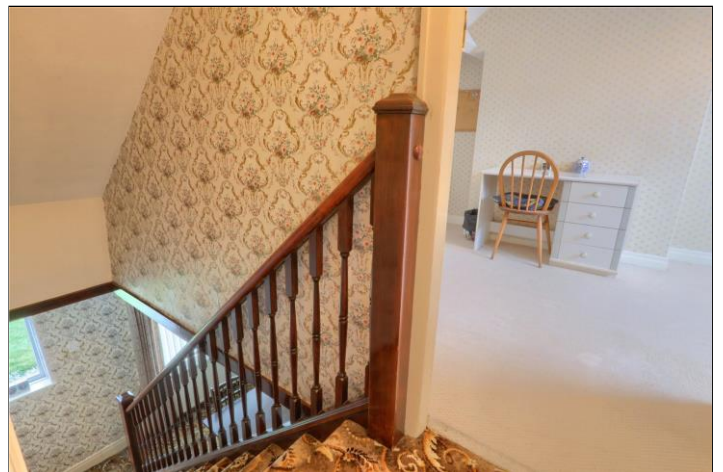
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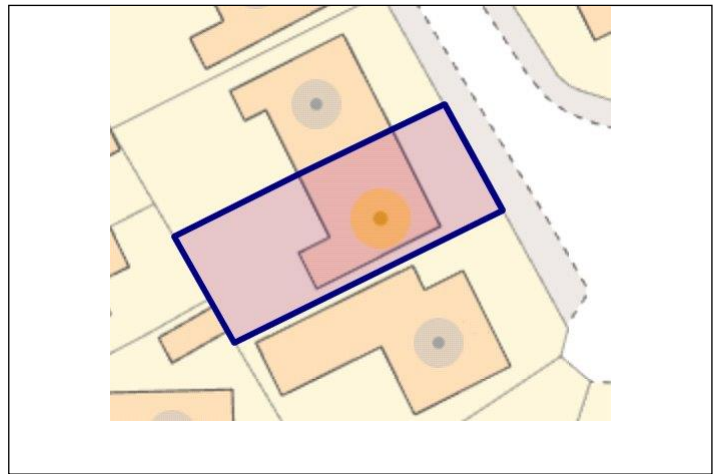




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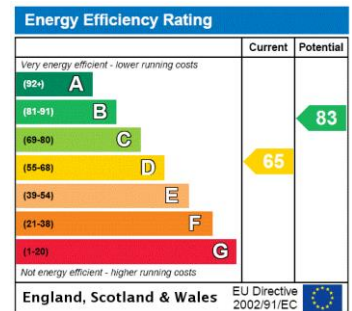
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