

## KINLOCH ROAD, NORMANBY, MIDDLESBROUGH, TS6 0EX



- ▲ Chain Free Sale
- ▲ Off Street Parking
- ▲ No Gas Central Heating, Electric Radiators/Night Storage Heaters Instead

- ▲ Modern Wet Room
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Garage

**£155,000**

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Three-bedroom semis are great for families and this one is no exception. With a blank canvas for you to work with this could really become the ideal home for you.

Features of the property include off street parking, garage, open plan lounge/dining room, modern wet room, two good sized double bedrooms and one single.

The property comprises entrance hall, open plan lounge/diner and kitchen on the ground floor and three bedrooms and wet room to the first floor.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 4.95m x 1.75m (16'3" x 5'9")**

With UPVC entrance door, night storage heater, staircase to the first floor and under stairs cupboard.

##### **LOUNGE - 3.4m x 3.58m (11'2" x 11'9")**

With electric radiator, feature fire in surround and night storage heater.

##### **DINING ROOM - 3.58m x 3.4m (11'9" x 11'2")**

##### **KITCHEN - 1.83m x 3.56m (6' x 11'8")**

With woodgrain wall, drawer, and floor units, roll edge worktop, electric oven, space for washing machine, space for fridge freezer and space for dishwasher, sink unit, UPVC door to the rear garden, night storage heater and tile effect laminate flooring.

#### **FIRST FLOOR**

**LANDING** - With loft access.

##### **BEDROOM ONE - 3.58m x 3.4m (11'9" x 11'2")**

With night storage heater, fitted wardrobes and cupboard housing the hot water tank.

##### **BEDROOM TWO - 3.23m x 3.58m (10'7" x 11'9")**

With night storage heater and fitted wardrobes.

##### **BEDROOM THREE - 2.29m x 1.75m (7'6" x 5'9")**

With fitted wardrobes.

**TO VIEW: Tel: 01642 955180**

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**WET ROOM** - Comprising walk in shower area, pedestal wash hand basin, WC and tiled walls and floor.

### EXTERNALLY

**GARDENS** - To the front there is a brick paved garden with wall boundary and to the rear there is a fence enclosed garden with lawn and patio.

**AGENTS REF:** - TM/LS/RED240129/15022024

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

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Tel: 01642 955180



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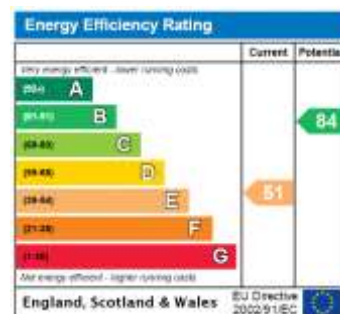


## 54 Kinloch Road



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