

# KENSINGTON AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0QB



- ▲ Extended Semi-Detached Home
- ▲ Four Bedrooms
- ▲ En-Suite
- ▲ Fantastic Spacious Family Home Spanning Approximately 1,300 Sq. Ft

- ▲ Driveway & Integral Garage
- ▲ Enclosed Rear Garden
- ▲ Fitted Kitchen
- ▲ Viewing Recommended

**£265,000**

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Residing within what is without doubt one of the most popular areas of Normanby, this property will appeal to a range of buyers. The property offers two floors of living accommodation and briefly comprises entrance hall, lounge, dining room, sitting room, kitchen, integral garage, landing, four bedrooms, dressing room and family bathroom. Externally there are enclosed gardens to the front and rear.

**KITCHEN - 4.95m x 3.45m (16'3" x 11'4")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.74m x 3.31m (15'7" x 10'10")**

**EN-SUITE - 2.35m x 2.28m (7'9" x 7'6")**

**BEDROOM TWO - 4.07m x 2.50m (13'4" x 8'2")**

**BEDROOM THREE - 3.45m x 3.04m (11'4" x 10')**

**BEDROOM FOUR - 3.16m x 1.95m (10'4" x 6'5")**

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 3.92m x 3.17m (12'10" x 10'5")**

**DINING ROOM - 3.27m x 2.71m (10'9" x 8'11")**

**SITTING ROOM - 4.61m x 4.15m (15'1" x 13'7")**

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

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## FAMILY BATHROOM

## EXTERNALLY

### GARDENS

Enclosed gardens to the front and rear.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - CF/LS/RED240293/18032024

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

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

Tel: **01642 955180**

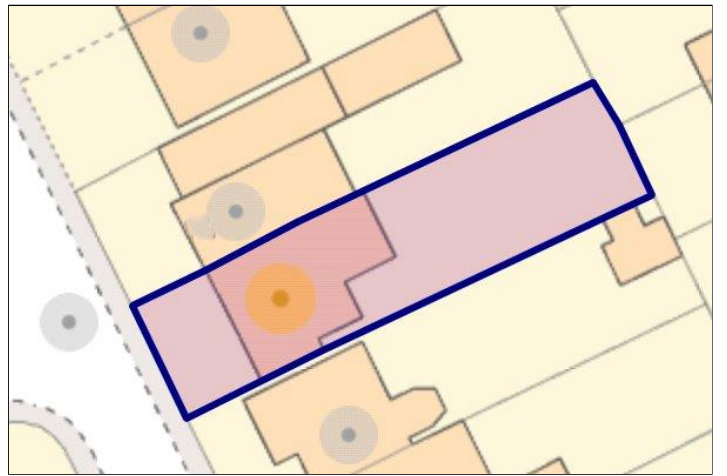


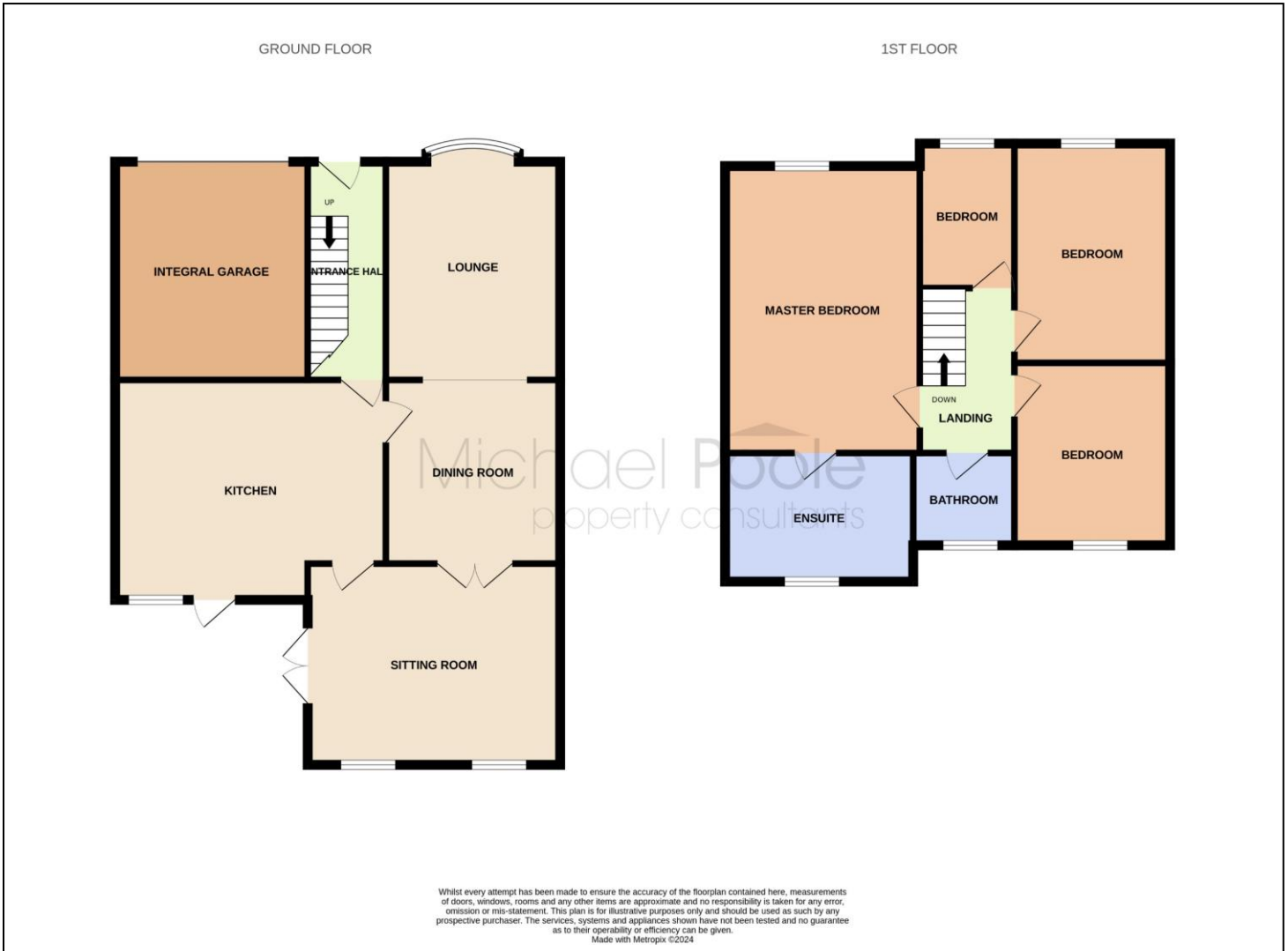
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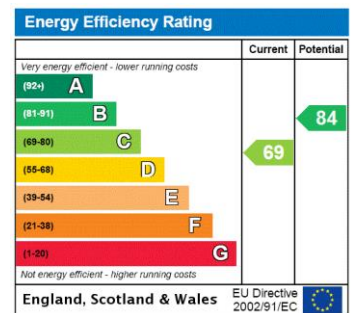


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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