

## BRAEMAR GROVE, NORMANBY, MIDDLESBROUGH, TS6 0AN



- ▲ Chain Free Sale!
- ▲ Extended Kitchen & Lounge/Dining Room
- ▲ Quality Worcester Bosch Combi Boiler Recently Installed
- ▲ Roof has Been Fully Retiled in Recent Years

- ▲ Off Street Parking on the Block Paved Driveway
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Perfect Family Home for Young Couples & First Time Buyers Alike!

**£155,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





This property has seen some upgrading in recent years and will make for the perfect family home!

Notable features include gas central heating with a recently installed, quality Worcester Bosch combi boiler, UPVC double glazed windows and exterior doors, block paved driveway and the roof has been retilled in recent years.

The property comprises entrance hall, WC, lounge/diner, and kitchen. On the first floor there are three bedrooms and a family bathroom. Externally there is off street parking to the front and to the rear there is a hedge enclosed L' shaped garden.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 4.75m x 1.8m (15'7" x 5'11")**

With UPVC entrance door, radiator, spotlights, and staircase to the first floor.

##### **WC - 0.76m x 1.3m (2'6" x 4'3")**

With close coupled WC, wall mounted wash hand basin and plastic cladding to walls.

##### **LOUNGE/DINING ROOM - 3.2m x 8.24m (10'6" x 27')**

With gas fire and two radiators.

##### **KITCHEN - 3.4m x 3.1m (11'2" x 10'2")**

With mushroom coloured high gloss wall, drawer, and floor units, marble worktop, electric oven, and grill, four ring induction hob with matt black extractor fan, sink unit, integrated washing machine, dishwasher, under counter fridge and under counter freezer. Engineered oak flooring, vertical radiator, spotlights in the ceiling and UPVC door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With access to the fully boarded loft via a dropdown ladder with skylight.

##### **BEDROOM ONE - 3.3m x 3.25m (10'10" x 10'8")**

With radiator.

##### **BEDROOM TWO - 3.25m x 3.5m (10'8" x 11'6")**

With radiator and storage cupboard housing the Worcester Bosch combi boiler.

**TO VIEW:** Tel: 01642 955180

129 High Street, Eston, TS6 9JD

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# BRAEMAR GROVE, TS6 0AN

## **BEDROOM THREE - 1.8m x 2.3m (5'11" x 7'7")**

With radiator.

## **BATHROOM - 1.8m x 1.8m (5'11" x 5'11")**

Comprising close coupled WC, pedestal wash hand basin with mixer tap, corner shower, tiled walls and floor, vertical radiator and spotlights.

## **EXTERNALLY**

**PARKING & GARDEN** - To the front there is off street parking for a single car on a block paved driveway and a lawned garden. To the rear there is a hedge and fence enclosed garden with lawn and patio.

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:** - TM/LS/RED240319/04042024

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

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

Tel: **01642 955180**





BRAEMAR GROVE, TS6 0AN

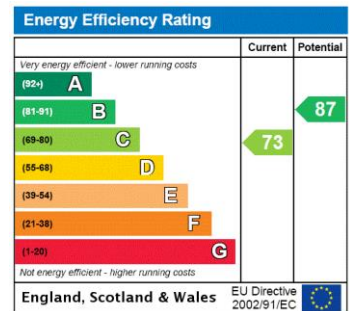


BRAEMAR GROVE, TS6 0AN





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.



**TO VIEW:** Contact our Eston Office on Tel: **01642 955180**  
129 High Street, Eston, TS6 9JD