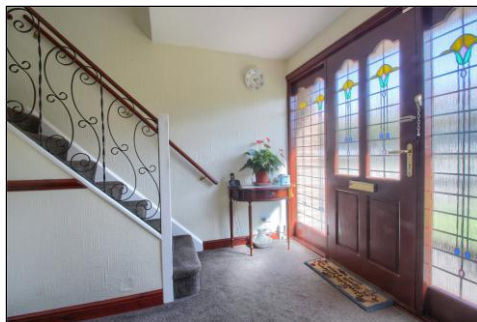


FIRTREE AVENUE, NORMANBY, MIDDLESBROUGH, TS6 0PH



- ▲ A Chain Free Sale!
- ▲ The Perfect Starting Point for Young Couples & Families
- ▲ Three Bedroom Semi Detached Family Home
- ▲ Large Private Rear Garden & Conservatory
- ▲ Walking Distance to Some Good Schooling, Woodland Walks & Normanby High Street

- ▲ Gas Central Heating with A Recently Installed Worcester Bosch Combi Boiler
- ▲ Off Street Parking on A Block Paved Driveway & Integrated Garage
- ▲ Three Good Sized Bedrooms
- ▲ Stylish Shower Room

£190,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Chain free sale!

This three bedroom semi-detached family home is going to be the perfect starting point for young couples and families.

Walking distance to some good schooling, woodland walks and Normanby High Street.

Notable features include gas central heating with a recently installed Worcester Bosch combi boiler, stylish shower room, three good sized bedrooms, large rear garden, conservatory, open plan lounge/diner, ample off street parking on a block paved driveway and integrated garage.

The property comprises entrance hall, lounge/dining room, kitchen and conservatory. On the first floor there are three bedrooms and a modern shower room.

GROUND FLOOR

ENTRANCE HALL - 3.4m x 2.4m (11'2" x 7'10")

With solid hardwood entrance door, storage cupboard, staircase to the first floor and radiator.

LOUNGE/DINING ROOM - 7.2m x 3.6m (23'7" x 11'10")

With gas fire in surround and two radiators.

KITCHEN/DINER - 3.8m (12'6") reducing to 2.3m (7'7") x 4.1m (13'5") reducing to 1.5m (4'11")

With wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback tiles and integrated extractor fan, one and a half bowl sink unit, integrated under counter fridge and under counter freezer, radiator and composite door to the conservatory.

CONSERVATORY - 2.7m x 3.8m (8'10" x 12'6")

With UPVC French doors to the rear garden.

FIRST FLOOR

LANDING

With two storage cupboards.

BEDROOM ONE - 3.6m x 3.5m (11'10" x 11'6")

With radiator, storage cupboard and fitted wardrobes with sliding doors.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

www.michaelpoole.co.uk



FIRTREE AVENUE, TS6 0PH

BEDROOM TWO - 3.5m x 3.5m (11'6" x 11'6")

With radiator, fitted wardrobe with sliding doors and loft access.

BEDROOM THREE - 1.9m x 2.6m (6'3" x 8'6")

With radiator.

BATHROOM - 2.5m x 2.6m (8'2" x 8'6")

Modern white three-piece suite comprising close coupled WC with hidden cistern, vanity wash hand basin, walk-in shower, towel rail and storage cupboard housing the combi boiler.

EXTERNALLY

PARKING, GARAGE & GARDEN

To the front there is off street parking on a block paved driveway leading to the integrated garage. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/EST260175/22042026

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

TO VIEW: Contact our Eston office on

Tel: **01642 955180**

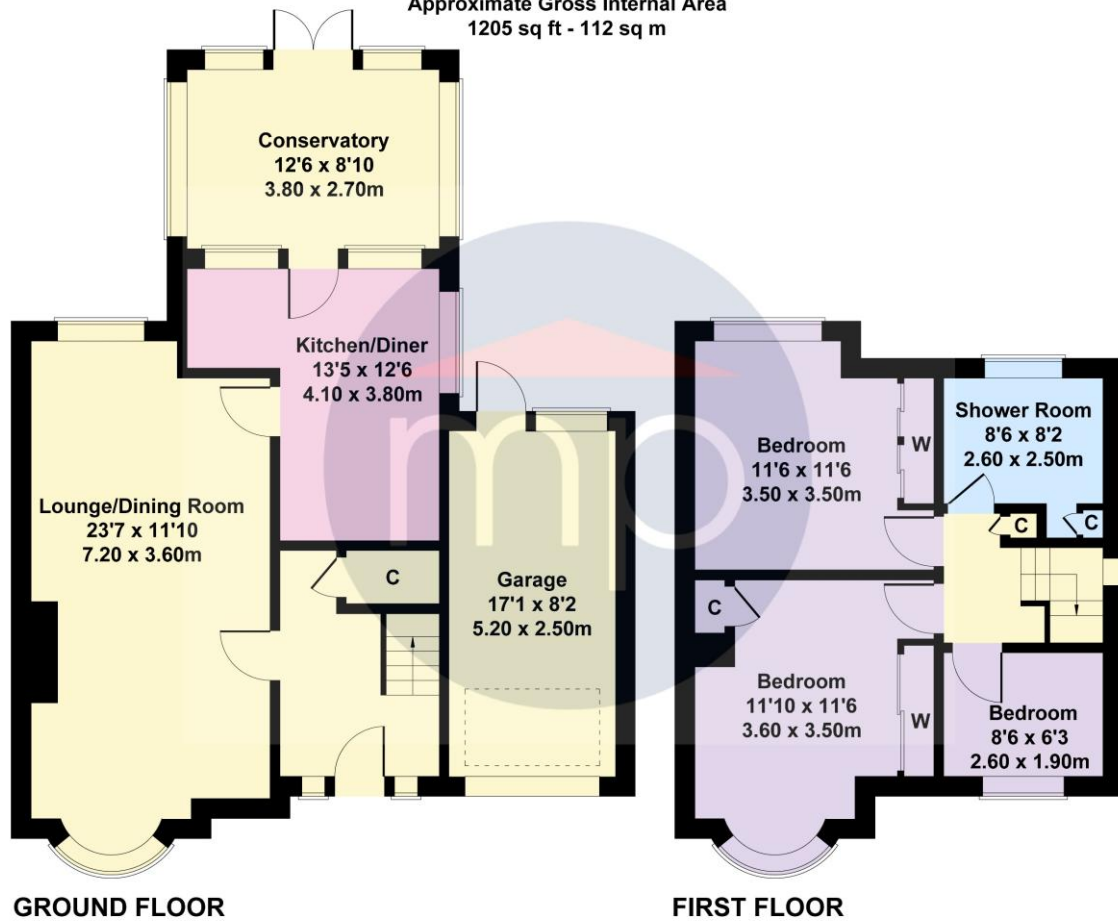


FIRTREE AVENUE, TS6 0PH



16 Firtree Avenue

Approximate Gross Internal Area
1205 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2026
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.



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