



7 Blackmuir Close, Normanby
£315,000





7 Blackmuir Close

Normanby, Middlesbrough

Offered for sale with no chain, this showstopper family home is simply stunning throughout. Upgraded and improved including a lovely playroom with bespoke playhouse, spacious Quartz topped kitchen diner with separate utility and ground floor WC. Ticks all the boxes for a family home. Early viewing is advised to fully appreciate the position and condition and of this fantastic immaculate home.

- Detached Property
- Four Double Bedrooms
- En-Suite
- Simply Stunning Throughout
- Upgraded & Improved Including a Lovely Playroom
- Move In Ready Family Home Spanning Over 1,500 Sq. Ft
- Ground Floor WC
- Garden
- No Chain Sale



GROUND FLOOR

Hall

6' 5" x 16' 3" (1.96m x 4.95m)

Part glazed composite entrance door, LVT style flooring, radiator, staircase to the first floor, generous under stairs storage cupboard and modern style panelled doors to the living room and kitchen diner.

Living Room

11' 4" x 16' 2" (3.45m x 4.92m)

3.45m x 4.92m increasing to 5.58m A spacious bay windowed room with crisp white walls, radiators and a UPVC window overlooks woodland.

Kitchen/Diner

18' 4" x 10' 11" (5.58m x 3.34m)

A showstopper Quartz topped matt white kitchen with soft closing doors, integrated electric oven and five ring gas hob with glass splashback and stainless steel extractor hood, integrated fridge freezer and dishwasher, further island unit offering seating and storage, UPVC window, French doors open onto the rear garden and opens through to the utility and playroom.

Utility

4' 11" x 7' 4" (1.51m x 2.23m)

Matt kitchen units and worktops, stainless steel sink, integrated washing machine, flooring flows through from the kitchen, radiator, UPVC window and door to the WC.

WC

4' 8" x 7' 4" (1.43m x 2.23m)

White modern suite with tiled splashback, extractor fan, radiator and UPVC window.

Playroom

9' 9" x 15' 0" (2.97m x 4.57m)

A fantastic family space with neural décor including carpet and a bespoke two floor kids playhouse.

FIRST FLOOR

Landing

6' 11" x 16' 3" (2.10m x 4.95m)



FIRST FLOOR

Landing

6' 11" x 16' 3" (2.10m x 4.95m)

A vast spacious landing area with radiator, UPVC window, storage cupboard and access to the boarded loft space via a retractable loft ladder.

Master Bedroom

14' 9" x 11' 0" (4.49m x 3.36m)

A fantastic spacious room with immaculate décor, radiator and UPVC window overlooks the rear garden and open views. Door to Ensuite

En-Suite

5' 2" x 7' 10" (1.57m x 2.38m)

A white modern suite with thermostatic shower, extractor fan, part tiled walls, vinyl flooring, radiator and UPVC window.

Bedroom Two

13' 8" x 11' 0" (4.17m x 3.36m)

A generous room with fitted wardrobes with soft closing doors, radiator and UPVC window offering open views.

Bedroom Three

11' 0" x 10' 10" (3.36m x 3.31m)

With neutral decoration including carpet, integrated wardrobe storage, radiator and UPVC window overlooks woodland.

Bedroom Four

10' 2" x 8' 10" (3.09m x 2.68m)

A spacious fourth bedroom currently used as a dressing room with crisp neutral decoration, radiator and UPVC window.

Bathroom

10' 1" x 7' 0" (3.08m x 2.14m)

3.08m reducing to 1.70m x 2.14m reducing to 1.18m A white modern suite with part tiled walls, LVT style flooring, generous shelved storage cupboard, radiator and UPVC window.

Externally

Former Garage/Storage

9' 2" x 4' 2" (2.80m x 1.28m)



EXTERNALLY

Former Garage/Storage

9' 2" x 4' 2" (2.80m x 1.28m)

With remote roller access door, shelved storage, power and lighting.

Parking & Gardens

The front of this lovely property benefits from a block paved driveway, neat lawned frontage and gated access to the rear garden. The rear garden is laid to lawn with paved pathways, outdoor tap and gated access to the driveway.

Buyers Identification Check(s)

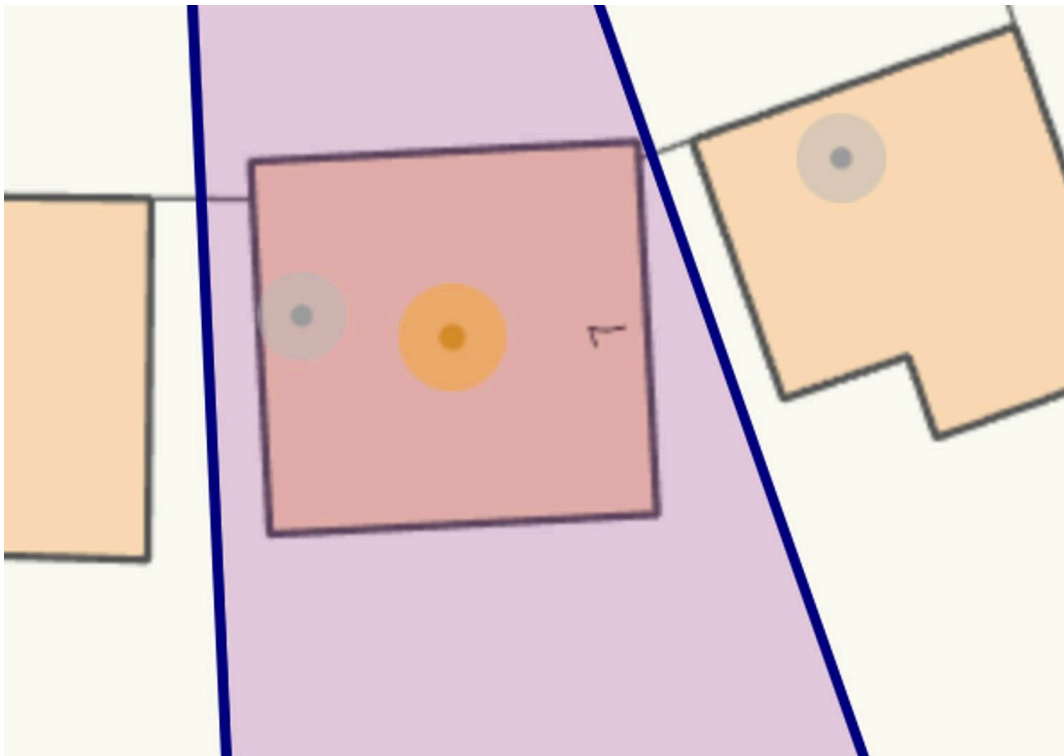
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





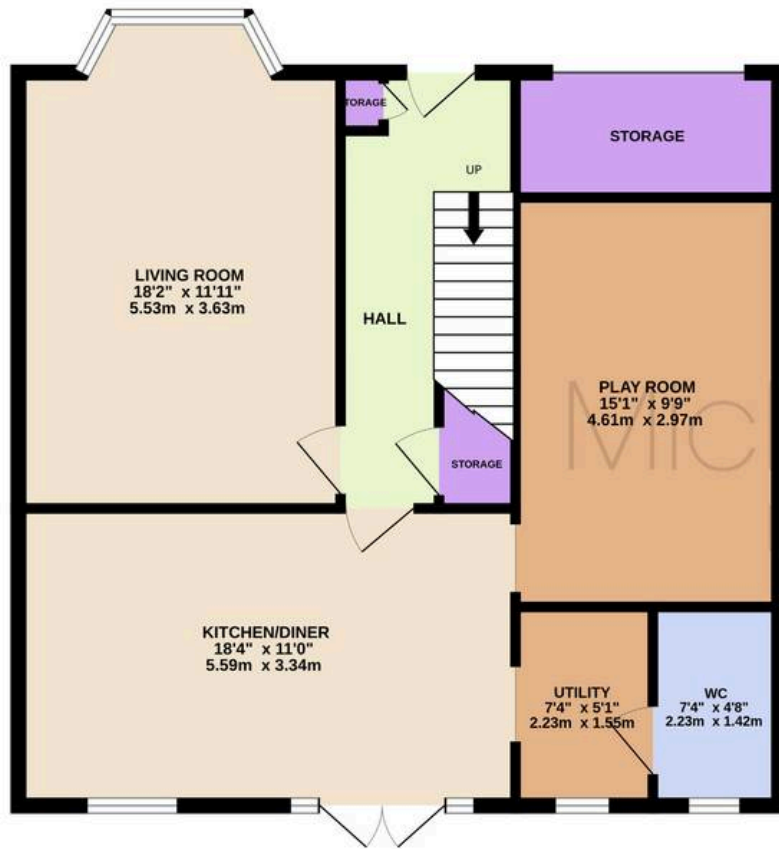




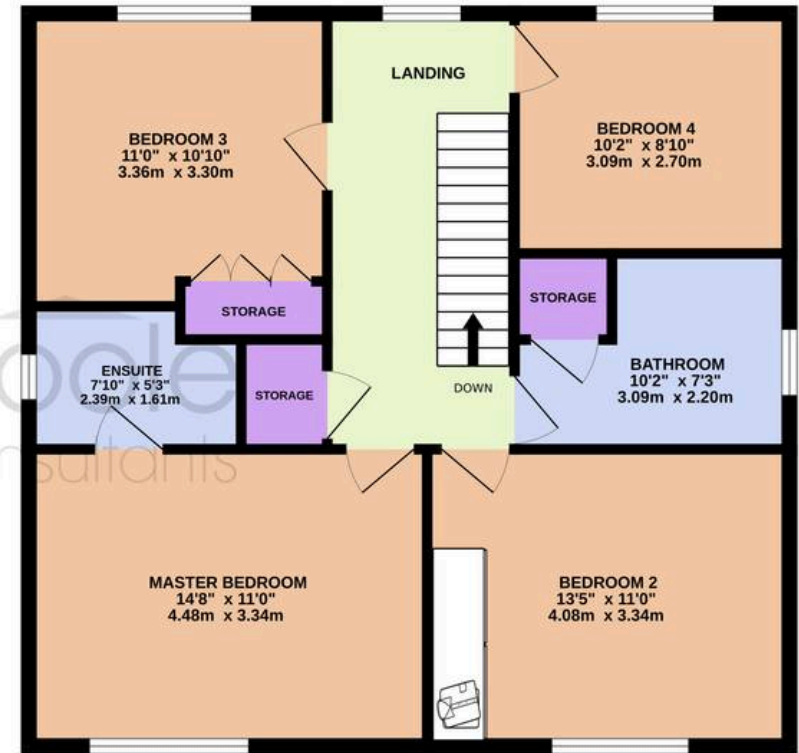


core	Energy rating	Current	Potential
2+	A		
1-91	B	91 B	91 B
9-80	C		
5-68	D		
9-54	E		
1-38	F		
-20	G		

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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