



**Glenmore Road, Normanby, TS6 0FF**  
**4 Bed - House - Detached**  
**Starting Bid £280,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: D**



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ESTATE AGENTS



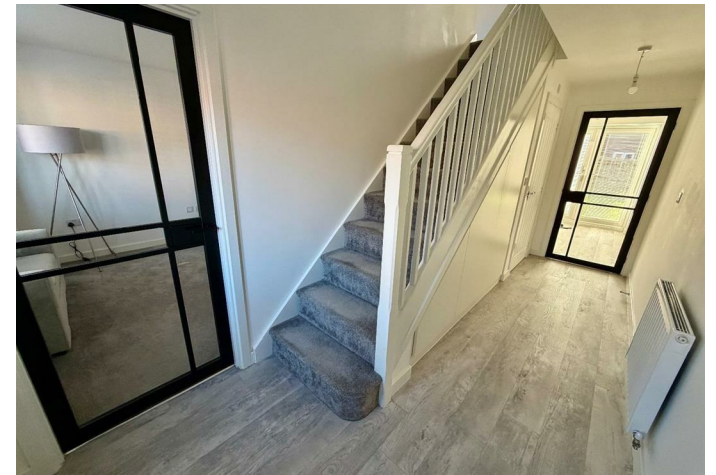
# Glenmore Road Middlesbrough TS6 0FF

FOR SALE VIA AUCTION

An immaculately presented 4 bedroom detached family home. Built in 2024 by Miller Homes on the Woodcross Gate development. Miller Homes, are a builder consistently awarded a prestigious five-star rating for customer satisfaction by the Home Builders Federation (HBF), this stunning property offers both quality and contemporary design throughout.

The property comprises internally of entrance hallway, cloaks/w.c., lounge, kitchen/dining area, family room which has been converted from the former garage and still has up and over access for storage. In addition the ground floor has a useful utility with storage cupboard. To the first floor there is a landing area, 4 bedrooms, bedroom1 with a dressing area with fitted robes leading to en-suite, there is also a family bathroom with 4 piece suite including separate walk in shower. Externally there is a double driveway with lawned front garden, to the rear there is a good size lanwed garden with patio area all enclosed by timber fencing with gated access to the side. The property benefits from a stylish kitchen with built in appliances including, oven, hob, extractor, dishwasher and in the utility there is a washing machine with wine cooler. Early viewing is essential of this property offered for sale with no chain.

The property is located close to Flatts Lane Country Park and within easy access of A171 and A174.











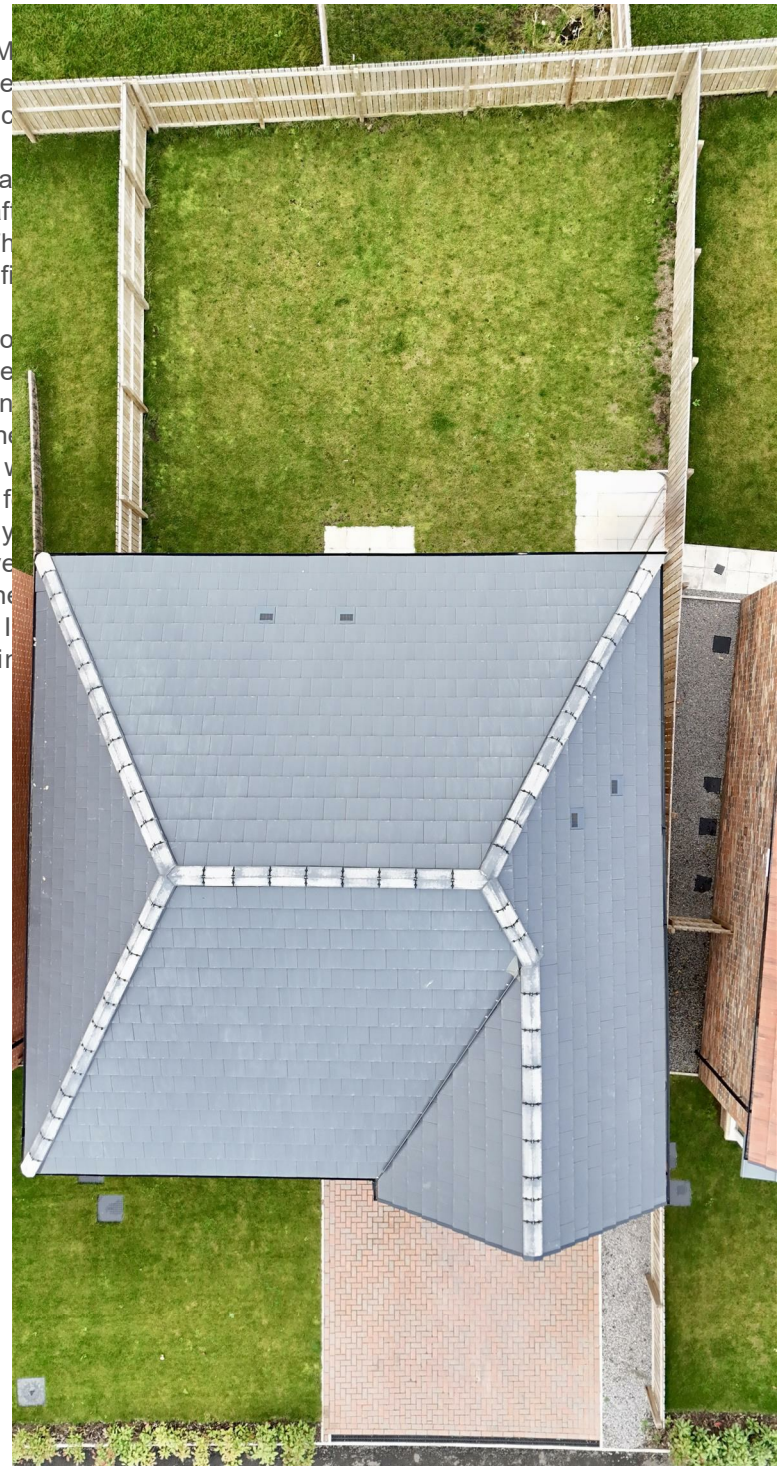




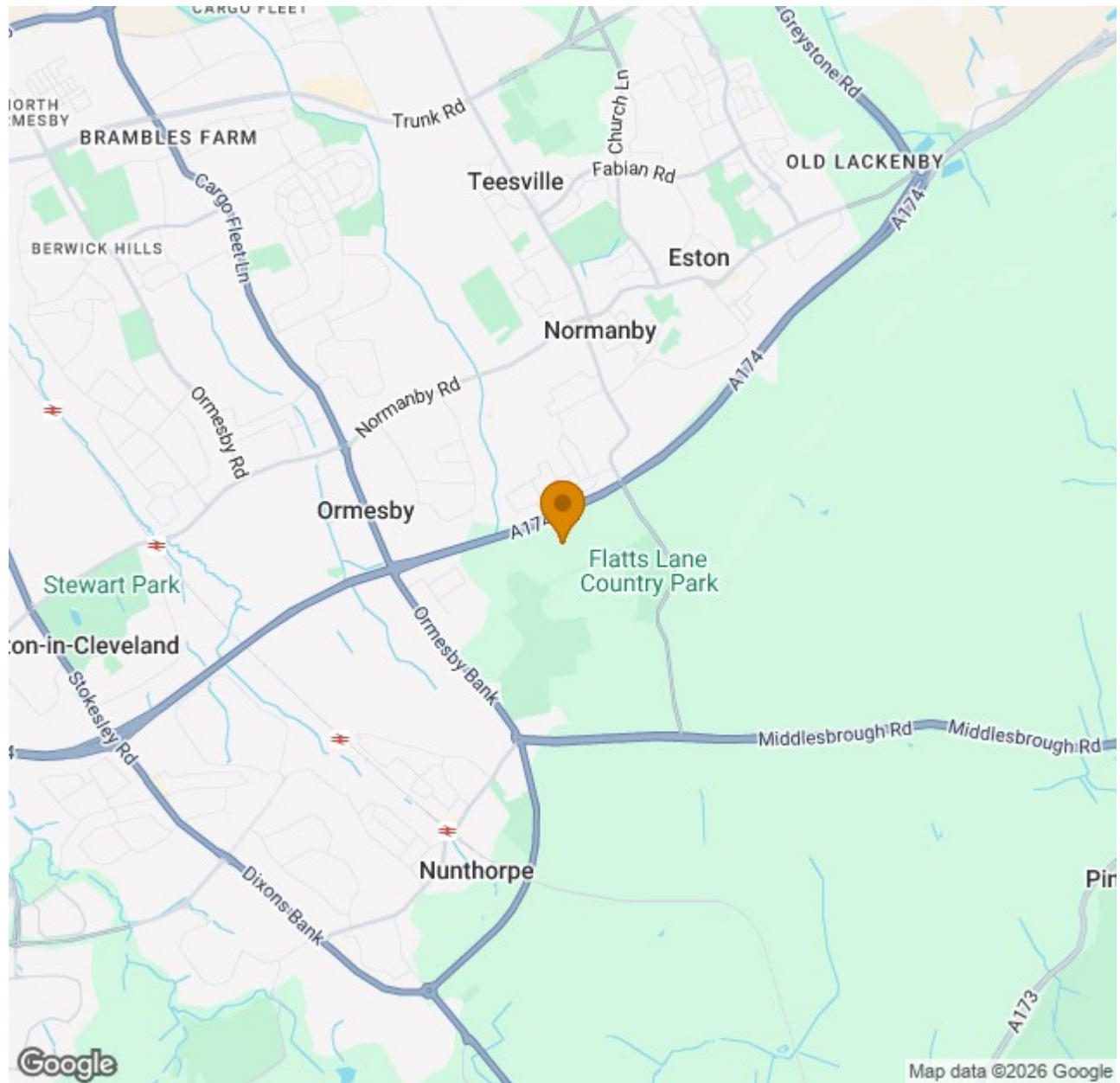




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Ground Floor



First Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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