



A mature bay fronted three bedroom semi-detached house located in the popular Normanby area and offered for sale with no forward chain. With generously proportioned rooms this property will appeal to a variety of potential buyers. The accommodation briefly comprises of: Entrance hallway, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms, and family bathroom. Externally the front garden is laid to lawn with well stocked borders, and long driveway. The extensive rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders.

Normanby Road, Ormesby, Middlesbrough, TS7 9NU

3 Bed - House

Chain Free £160,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

Normanby Road, Middlesbrough, TS7 9NU

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

13'8 x 11'3 (4.17m x 3.43m)

DINING ROOM

17'3 x 10'5 (5.26m x 3.18m)

KITCHEN

11'9 x 8'8 (3.58m x 2.64m)

CONSERVATORY

13'9 x 7'7 (4.19m x 2.31m)

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

13'5 x 11'2 (4.09m x 3.40m)

BEDROOM 2 (REAR)

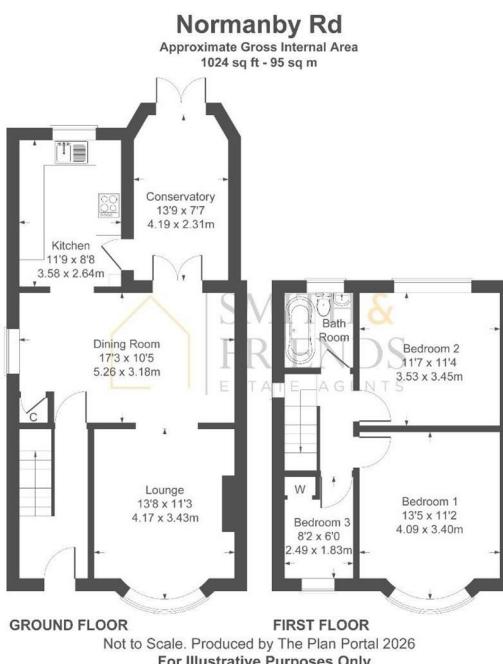
11'7 x 11'4 (3.53m x 3.45m)

BEDROOM 3 (FRONT)

8'2 x 6' (2.49m x 1.83m)

FAMILY BATHROOM

EXTERNALLY



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.