



10 Lime Road , Normanby, TS6 0DN

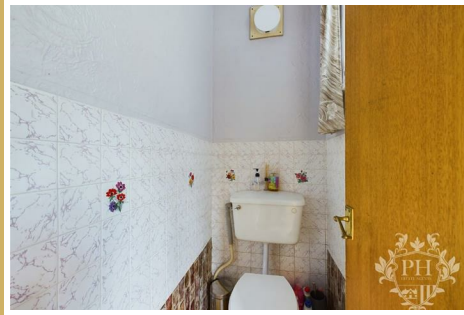
£105,000

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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

ENTRANCE

3'4" x 3'10" (1.02m x 1.17m)

Step into a welcoming entrance hall through a pristine white UPVC double-glazed door, where the spacious driveway seamlessly connects to your new home. This generously proportioned hallway serves as a gateway, flowing naturally to both the inviting reception room and the staircase that leads to the first floor.

RECEPTION ROOM

15'2" x 14'9" (4.62m x 4.50m)

Bathed in natural light from an expansive UPVC double-glazed bay window, the welcoming reception room offers a spacious, airy atmosphere that flows seamlessly into the dining area. This versatile space easily accommodates a luxurious three-piece suite while providing ample room for additional furnishings such as side tables, reading lamps, or a stylish entertainment center. The strategically placed radiator ensures year-round comfort, while the room's generous proportions create an ideal setting for both intimate family gatherings and elegant entertaining.

DINING ROOM

7'9" x 8'1" (2.36m x 2.46m)

Bathed in natural light from the floor-to-ceiling UPVC double glazed windows, the generously proportioned dining area offers an ideal entertainment space. The versatile layout easily accommodates a full-sized dining table and chairs, perfect for both intimate family meals and larger gatherings. Strategic doorways provide seamless access to both the kitchen and a convenient ground floor bathroom, enhancing the room's functionality and flow.

KITCHEN

11'0" x 10'5" (3.35m x 3.18m)

Bathed in natural light from a large UPVC double-glazed window, this well-designed kitchen features a collection of wall-mounted cabinets, floor units, and soft-close drawers, all finished in a light tone. Complementing these storage solutions are light-colored worktops that provide ample space for food preparation. The thoughtfully planned layout accommodates various free-standing appliances while maintaining a spacious feel. A breakfast bar serves as both a practical dining spot and a social hub, perfect for casual meals or morning coffee.

GROUND FLOOR W/C

2'11" x 4'6" (0.89m x 1.37m)

The ground floor w/c is perfectly positioned to the rear of the property.

SUNROOM

6'5" x 8'10" (1.96m x 2.69m)

Bathed in natural light, the stunning sunroom spans the rear of the property, showcasing floor-to-ceiling windows on all sides. The tiled flooring reflects the abundant sunshine, while a modern UPVC double-glazed door provides seamless access to the backyard. This bright, airy space serves as a perfect transition between indoor comfort and outdoor living, offering views of the rear garden.

Tel: 01642 462153

LANDING

7'2" x 2'9" (2.18m x 0.84m)

The landing gains access to the three bedrooms, family bathroom and loft.

BEDROOM ONE

10'0" x 12'2" (3.05m x 3.71m)

Bathed in natural light from an expansive UPVC double-glazed window, the generously proportioned front bedroom offers an inviting retreat. This well-designed space easily accommodates a double bed and substantial storage furniture, with the thoughtfully positioned radiator beneath the window ensuring year-round comfort. The room's front-facing position provides pleasant views while its practical layout maximizes every square foot, creating an airy and welcoming atmosphere perfect for rest and relaxation.

BEDROOM TWO

12'9" x 9'11" (3.89m x 3.02m)

Peacefully situated at the rear of the property, this generously-sized second bedroom offers a tranquil retreat. The well-proportioned space easily accommodates a double bed and substantial storage furniture. Natural light streams through the UPVC double-glazed window, while the modern radiator ensures year-round comfort. The thoughtful layout maximizes both living and storage space, making it an ideal room for guests or family members.

BEDROOM THREE

9'4" x 6'11" (2.84m x 2.11m)

Cozy and well-proportioned, the third bedroom features a thoughtfully designed layout that makes excellent use of its intimate dimensions. While being the most compact of the three bedrooms, this charming space comfortably fits a single bed and cleverly integrated storage solutions. Natural light streams through the modern UPVC double-glazed window, creating a bright and welcoming atmosphere. The room's comfort is enhanced by a well-maintained radiator providing consistent warmth throughout the seasons, while carpeting underfoot adds a soft, homely touch to this versatile space.

FAMILY BATHROOM

5'6" x 6'5" (1.68m x 1.96m)

Step into a luxurious modern bathroom featuring an elegant three-piece suite. The centerpiece is a sophisticated jet-paneled bathtub, equipped with a

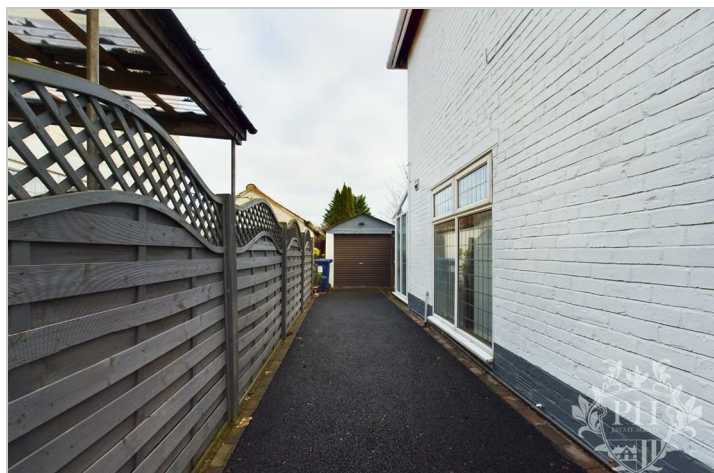
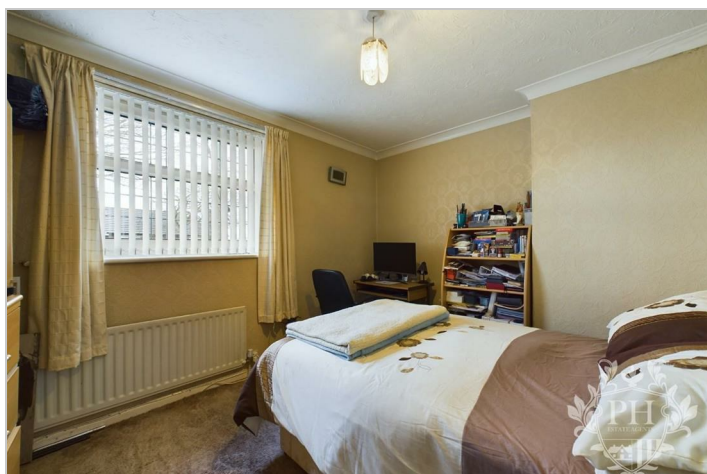
precision-controlled thermostatic shower system that ensures perfect water temperature every time. A sleek hand basin and toilet combination unit maximizes space with its clever built-in storage solutions, while pristine contemporary tiles create a stunning floor-to-ceiling surround, adding both style and practicality. Adding to the room's comfort, a polished chrome towel warmer keeps linens toasty and inviting. Natural light streams through a frosted UPVC double-glazed window on the front wall, offering both brightness and privacy while maintaining excellent thermal efficiency. Every element of this thoughtfully designed space blends functionality with modern aesthetics, creating a peaceful retreat for your daily routines.

EXTERNAL

A sweeping driveway graces the front of the property, providing ample parking space for multiple vehicles, while a sturdy garage stands at the rear, offering secure shelter for cars and storage. The sprawling backyard unfolds into an outdoor oasis, featuring an inviting stone patio perfect for summer barbecues and al fresco dining. Beyond the entertainment area, the lush garden stretches out generously, offering endless possibilities for family activities, from setting up a play area to cultivating a vibrant flower garden or vegetable patch.

PROPERTY INFORMATION

- NEW ROOF
- DRIVEWAY RENEWED



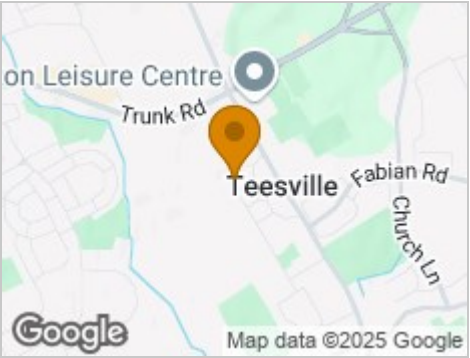
Road Map



Hybrid Map



Terrain Map



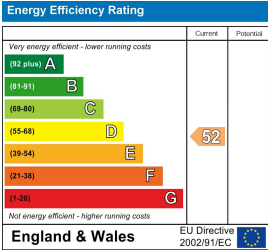
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.