



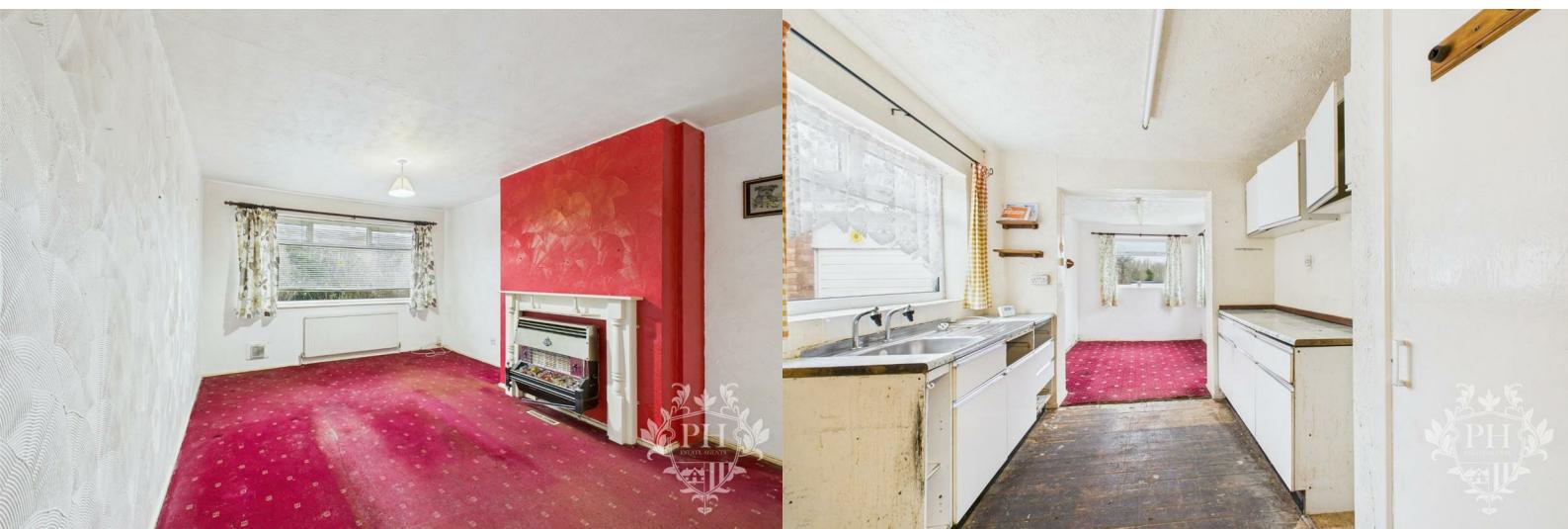
PH ESTATE AGENTS



36 Esher Avenue

Normanby, Middlesbrough, TS6 0SH

£140,000



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HALLWAY

3'2" x 9'9" (0.97m x 2.97m)

Step inside the property from the side entrance and you'll find yourself in an inviting L-shaped hallway. This welcoming space serves as the central hub of the home, offering easy access to the spacious reception room, a well-appointed kitchen diner, two comfortable bedrooms, and the family bathroom.

RECEPTION ROOM

11'8" x 15'8" (3.56m x 4.78m)

The reception room sits at the front of the property, flooded with natural light from a large window that looks out over the street. There's plenty of space for a comfortable two-piece suite, and still room left over for extra storage or shelving. A radiator beneath the window keeps the space warm and welcoming, making it an inviting spot to relax or entertain guests.

KITCHEN/ DINING ROOM

9'0" x 9'5" - 8'0" x 9'4" (2.74m x 2.87m - 2.44m x 2.84m)

The kitchen is ready for a makeover, featuring a mix of wall-mounted cupboards, base cabinets, and convenient drawer units that line the space. There's ample room to add

your own free-standing appliances, letting you personalize the setup to your needs. A window along the side of the house brings in natural light, making the space feel brighter. The kitchen flows directly into the dining area, creating an open, inviting layout perfect for everyday living and entertaining.

BEDROOM ONE

11'4" x 12'7" (3.45m x 3.84m)

Tucked away at the back of the property, the first bedroom offers a quiet retreat, easily spacious enough for a double bed and generous storage options such as wardrobes or dressers. Natural light spills in through a well-placed window, while a radiator ensures the room stays warm and comfortable year-round.

BEDROOM TWO

8'9" x 8'9" (2.67m x 2.67m)

The second bedroom faces the front of the property, welcoming in natural light through its window and offering a pleasant view of the neighborhood. Although compact, the room comfortably fits a small double bed and provides just enough space for a few essential storage pieces. A radiator beneath the window ensures the space stays cozy year-round.

BATHROOM

5'6" x 16'9" (1.68m x 5.11m)

The bathroom features a three-piece suite with a paneled bathtub, a hand basin, and a low-level toilet. A frosted window lets in natural light while maintaining privacy, and there's a radiator to keep the space warm. Tiles line the walls around the bath, giving the room a clean, finished look.

EXTERNAL

The property features both front and rear gardens, providing plenty of outdoor space for relaxing or entertaining. A private driveway runs along the side of the house, offering easy access to a detached garage at the back.



Road Map



Hybrid Map



Terrain Map



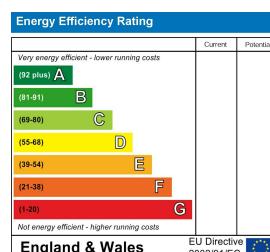
Floor Plan



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



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