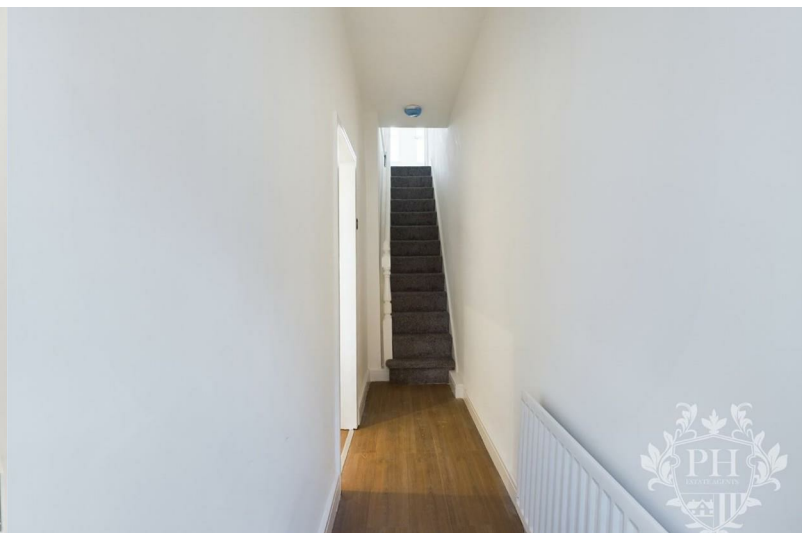




42 Lambton Street , Normanby, TS6 0LN

£95,000

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HALLWAY

12'8" x 2'11" (3.86m x 0.89m)

Upon entering through a stylish UPVC door, you are welcomed by an expansive and inviting hallway. This long corridor is adorned with elegant hardwood flooring and features a substantial radiator that provides warmth, setting a cozy and inviting tone for the entire home.

RECEPTION/DINING ROOM

22'4" x 10'0" (6.81m x 3.05m)

The open-plan reception and dining area is a vast space designed for both comfort and functionality. It is illuminated by two UPVC windows located at opposite ends of the property, allowing an abundance of natural light to flood the room. The space is enhanced by modern spotlights and equipped with two large radiators, ensuring a warm and inviting atmosphere throughout.

KITCHEN

10'10" x 6'10" (3.30m x 2.08m)

The kitchen is a beautifully modern space that boasts an abundance of storage options, with ample wall-mounted, base, and drawer units. A large UPVC window bathes the kitchen in natural light, creating a bright and airy environment. A UPVC door at the rear of the kitchen provides easy access to the rear yard.

FAMILY BATHROOM

5'10" x 9'1" (1.78m x 2.77m)

The family bathroom exudes contemporary elegance with its beautifully modern design. It includes a pristine three-piece white suite, comprising a spacious bathtub, a sleek sink basin, and a modern toilet, offering both style and functionality.

LANDING

11'10" x 3'5" (3.61m x 1.04m)

The property is further enhanced by its high ceilings, new carpeting, and freshly painted walls, contributing to a sense of spaciousness and a fresh, modern feel throughout.

BEDROOM 1

10'1" x 13'7" (3.07m x 4.14m)

Bedroom 1 is a generous and airy room characterized by a large UPVC window that fills the space with natural light. It features a substantial radiator for comfort and is complemented by new carpeting that extends throughout the first floor, adding a touch of luxury underfoot.

BEDROOM 2

11'9" x 8'2" (3.58m x 2.49m)

The second bedroom is equally spacious, highlighted by a large UPVC window that brightens the room with daylight, ensuring a pleasant and welcoming atmosphere.

BEDROOM 3

7'2" x 6'10" (2.18m x 2.08m)

Another cozy room features a UPVC window, new carpeting, and an inviting warmth, making it a perfect retreat for relaxation.

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

Tel: 01642 462153

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

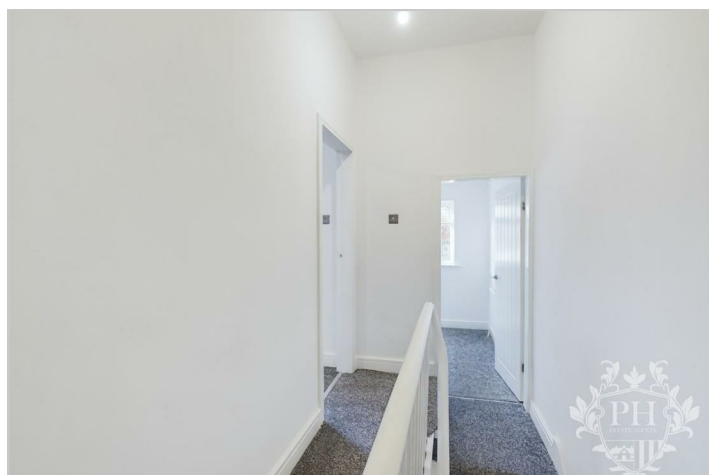
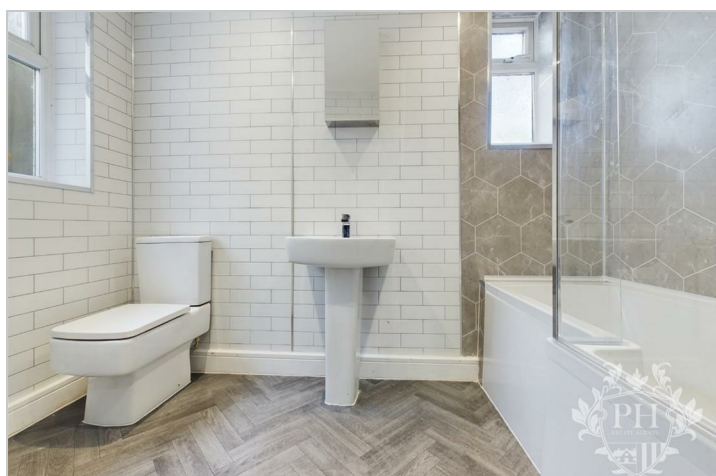
comprehensive marketing package includes:

- 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.



Road Map



Hybrid Map



Terrain Map



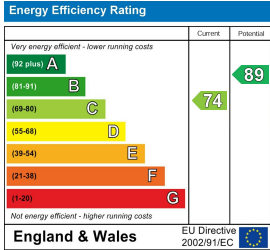
Floor Plan



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.