



Ambrose Road, Middlesbrough, Cleveland **Offers in the region of £90,000**







YOUR MOVE





Ambrose Road,  
Middlesbrough, Cleveland

**Offers in the region of  
£90,000**

### Property Description

Immaculately presented and well maintained two bedroom semi detached house located within this popular residential location within Normanby. This delightful property has the benefit of a gas fired central heating system, double glazing, refurbished kitchen and bathroom with shower over and fitted wardrobes to master bedroom. Externally the property has a hedged enclosed front garden area and to the rear is a decked patio area and fenced boundary. The property is available with vacant possession. A copy of the EPC will be available on request. EPC Grade D

### Our View

The property has been well maintained and improved by the current owners and is in ready to move into condition. With excellent local amenities including schools and a sports complex located on Normanby Road. The property would be well suited to any first time buyer looking to get their foot on the property ladder. Call Your Move Normanby today, to book your viewing.

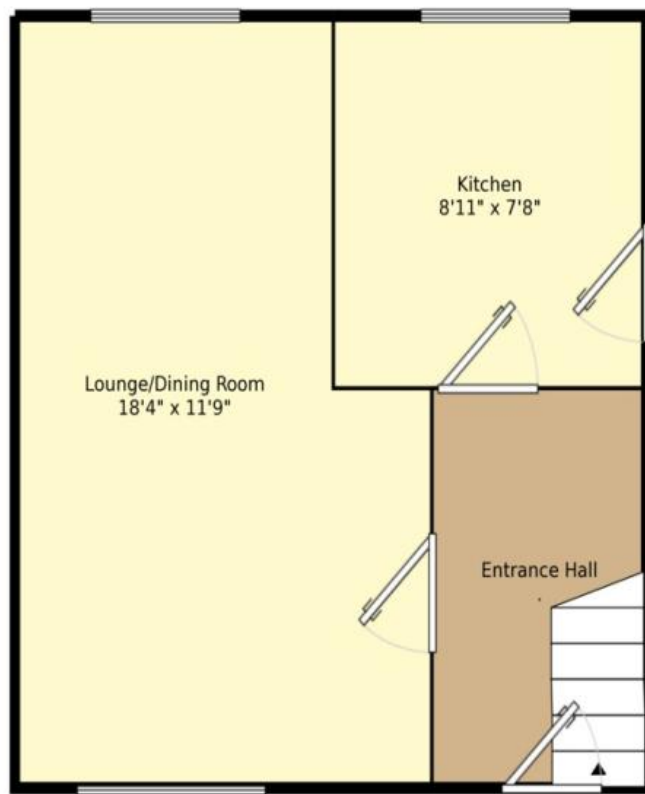
### Location

Located within this popular residential location within Normanby and served with excellent transport links to the towns of Middlesbrough and Stockton via the A174/A19 which will also take you to the coastal towns of Redcar and Saltburn.

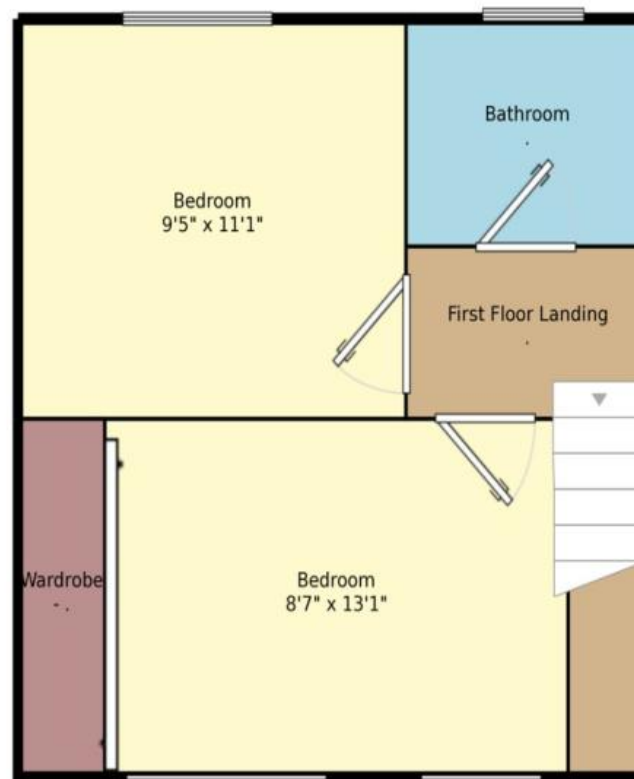


**Immaculately Presented**  
**For full EPC please contact the branch**

Ground Floor  
Floor Size: 30.5 m<sup>2</sup>, 328.5 ft<sup>2</sup>



First Floor  
Floor Size: 30.0 m<sup>2</sup>, 322.6 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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