



25 Ambleside Road, Middlesbrough

Offers Over **£175,000**



25 Ambleside Road

Middlesbrough, Middlesbrough

If You Want A Home With Soul, You've Just Found It. Sitting In A Brilliant Normanby Spot Close To Teesville Primary, This Three-Bedroom Semi Blends Classic Charm With Modern-Day Comfort Effortlessly

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Prime Location: Just a stone's throw from Teesville Primary School, perfect for families with young children
- Characterful Interiors: A tasteful blend of classic charm and modern design, far from the typical grey decor
- Cosy Lounge: Features a bay window and a gas cast-iron log burner-effect fire, creating a warm and inviting atmosphere
- Dining Room Appeal: A stunning open fireplace with a feature brick surround, ideal for family meals and gatherings
- Modern Kitchen & Bathroom: Contemporary design with all the modern conveniences you need
- Garage & Driveway: Creating that all important storage space and off street parking



Lounge

13' 6" x 10' 11" (4.12m x 3.34m)

Dining Room

13' 4" x 11' 0" (4.06m x 3.35m)

Kitchen

11' 5" x 7' 1" (3.48m x 2.15m)

Bedroom 1

10' 11" x 10' 5" (3.34m x 3.18m)

Bedroom 2

11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom 3

6' 4" x 6' 1" (1.93m x 1.85m)

Bathroom

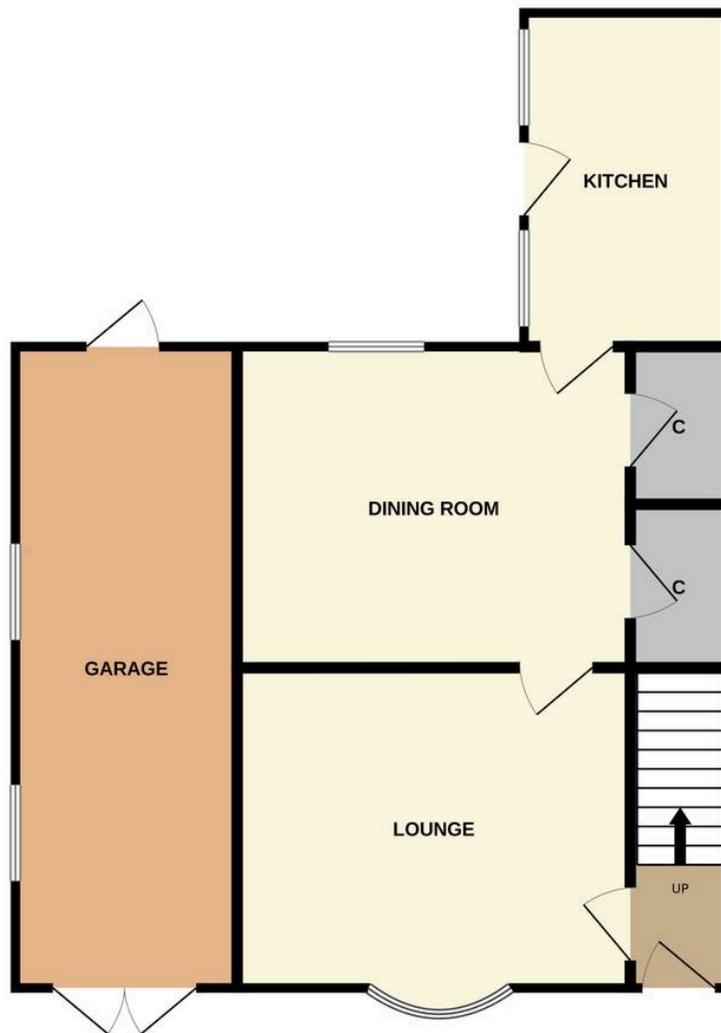
8' 4" x 5' 2" (2.55m x 1.58m)

Garage

23' 11" x 7' 8" (7.30m x 2.33m)



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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G.R. Estates

8c, High Street, Normanby - TS6 0JZ

01642 378022 • enquiries@gr-estates.co.uk • www.gr-estates.co.uk/about/