

FOR SALE



Fairfield Avenue, Ormesby

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers Over £160,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers Over £160,000

- No Forward Chain
- Three Bedrooms
- Additional Loft Room
- Recently Redecorated Throughout
- Driveway Providing Off Road Parking



FULL DESCRIPTION Experience modern living in this 3 bedroom semi-detached property in the charming neighborhood of Ormesby in Middlesbrough. Boasting hallway, lounge, open plan kitchen diner, 3 bedrooms, 1 bathroom complete with an additional loft room which could be used as a home office, this home offers ample space for families or professionals seeking comfort and convenience. Park with ease in the driveway which provides ample off-road parking, and unwind in the tranquil front and rear gardens. Recently decorated throughout, this property exudes a fresh and inviting ambiance, making it the perfect place to call home.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, uPVC window, under stairs cupboard, laminate flooring, double panelled central heating radiator and stairs leading to the first floor.

LOUNGE 12' 8" x 12' 8" (3.86m x 3.86m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround with conglomerate insert and hearth incorporating gas fire, laminate flooring, central heating radiator and uPVC window.

DINING KITCHEN 19' 2" x 8' 9" (5.84m x 2.67m) To rear aspect. Wall, base and drawer units, laminate work surfaces, tiled splash backs, stainless steel inset sink unit, mixer tap, ceramic hob, extractor hood, electric oven, space for under counter fridge and separate freezer, wall mounted Baxi gas central heating combination boiler, laminate flooring, central heating radiator, uPVC window and uPVC French doors to the rear garden.

FIRST FLOOR



SECOND FLOOR

LANDING With storage cupboard, door to loft room and carpet flooring.

BEDROOM 1 12' 8" x 9' 8" (3.86m x 2.95m) To front aspect. Ceiling cornice, textured ceiling, fitted cupboard over stairs, central heating radiator, uPVC window and carpet flooring.

BEDROOM 2 To front aspect. Ceiling cornice, textured ceiling, central heating radiator, uPVC window and carpet flooring.

BEDROOM 3 To rear aspect. Ceiling cornice, central heating radiator, uPVC window and carpet flooring.

BATHROOM Part tiled. White suite comprising WC with push button flush, pedestal wash hand basin, panelled bath with Triton electric shower over, glazed side screen, clad ceiling, vinyl flooring, central heating radiator and uPVC window.

LOFT ROOM 18' 6" x 9' (5.64m x 2.74m) With two Velux style windows, inset lighting and power points.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with low picket fence. The fence enclosed rear garden is mainly laid to lawn with paved patio and decked area. Cold water tap. Two brick storage outbuildings with power and electric ideal for storing washer/dryer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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