



**Poppy Close, Ormesby, Middlesbrough TS7 9JG**

**welcome to**

## **Poppy Close, Ormesby Middlesbrough**

Introducing a captivating 3-bedroom detached home nestled in the desirable location of Ormesby. This remarkable property boasts a convenient downstairs WC and an en suite shower room for added luxury while the well-maintained gardens create a space for family entertaining.

### **Entrance Lobby**

Composite door to front, UPVC double glazed window to side, stairs to first floor, radiator, laminate style flooring.

### **Lounge**

15' 2" x 10' 1" ( 4.62m x 3.07m )

UPVC double glazed window to front, radiator, built-in storage cupboard.

### **Kitchen/Diner**

7' 8" x 13' 5" ( 2.34m x 4.09m )

Range of wall and base units with contrasting roll top working surfaces, UPVC double glazed window to rear, UPVC double glazed French doors to rear, radiator, single bowl sink/drainage with mixer tap, integrated electric oven with four ring gas hob and extractor above, additional extractor fan, recess for appliances, Baxi boiler.

### **Cloakroom/ Ground Floor Wc**

Low level flush WC, wall mounted wash hand basin with silver chrome taps, extractor fan, radiator.

### **Landing**

Access to roof, radiator.

### **Bedroom 1**

13' 1" x 9' 1" ( 3.99m x 2.77m )

UPVC double glazed window to front, radiator.

### **En Suite**

UPVC double glazed opaque window to rear, single shower with electric shower unit, low level flush WC, wall mounted wash hand basin, radiator, extractor.





### **Family Bathroom**

Panelled bath with mains operated shower, UPVC double glazed opaque window to rear, vanity style wash hand basin with silver chrome mixer tap, wall mounted mirror, wall mounted heated chrome towel rail.

### **Bedroom 2**

9' 5" x 13' 6" includes over stairs bulk ( 2.87m x 4.11m includes over stairs bulk )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom 3**

6' 9" x 9' 8" Including wardrobes ( 2.06m x 2.95m Including wardrobes )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Externally**

#### **Front Garden**

Laid to lawn, driveway.

#### **Rear Garden**

Fully enclosed, mainly laid to lawn, patio areas, personal door to garage.

#### **Garage**

Electric roller shutter door, electricity, lighting.



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## Poppy Close, Ormesby Middlesbrough

- MASTER WITH EN SUITE
- GARAGE
- FRONT AND REAR GARDENS
- IDEAL FAMILY HOME
- OFF STREET PARKING

Tenure: Freehold EPC Rating: Awaited

**£165,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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