



**Westbourne Grove, North Ormesby Middlesbrough TS3 6EE**

**welcome to**

**Westbourne Grove, North Ormesby Middlesbrough**

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## Entrance Hall

Entered via UPVC double glazed door, stairs to first floor, understair storage cupboard and decorative coved cornicing.

## Lounge

16' 4" (Into bay window) x 13' ( 4.98m (Into bay window) x 3.96m )

UPVC double glazed box bay window to front, decorative fire, coved cornicing, decorative ceiling rose and TV point.

## Reception Room 2

13' 7" x 10' 11" (Into alcove) ( 4.14m x 3.33m (Into alcove) )  
UPVC double glazed window to rear, decorative fire place and surround, coved cornicing and ceiling rose.

## Breakfast Room

12' 1" x 10' 2" ( 3.68m x 3.10m )

UPVC double glazed window to side, electric fire with decorative surround, storage cupboard and TV point.

## Kitchen

10' 4" x 10' 3" ( 3.15m x 3.12m )

Wall and base units with complementary working surfaces, integral electric oven, four ring gas hob, UPVC double glazed window to rear, sin/drainer with mixer tap, UPVC double glazed door leading to rear garden, Logic combi boiler and tiled splashback.

## First Floor Landing

Stairs from the hall, stairs to top floor.

## Bathroom

UPVC double glazed window to rear, bath with mixer tap with shower over, WC and wash hand basin with mixer tap.

## Bedroom 1

19' 11" x 13' 6" ( 6.07m x 4.11m )

UPVC double glazed window to front, and decorative fireplace.

## Bedroom 2

13' 7" x 13' 6" ( 4.14m x 4.11m )

UPVC double glazed window to rear and decorative fire surround.

## Bedroom 3

11' 1" x 10' 4" ( 3.38m x 3.15m )

UPVC double glazed window to rear.

## Second Floor Landing

Skylight Velux window to rear, storage cupboard and loft hatch access.

## Bedroom 4

19' 11" x 13' 7" ( 6.07m x 4.14m )

UPVC double glazed fire window to front with original open fireplace.

## Bedroom 5

13' 7" x 13' 6" ( 4.14m x 4.11m )

UPVC double glazed fire window to front with original open fireplace.

## Externally

### Rear Garden

Beautifully maintained rear garden, lawned area, decorative flower bed edging with shrubs and plants, patio area and access to the cellar.

### Cellar

Wooden door leading into garage, internal tap, radiator, UPVC double glazed window to rear and stairs leading to ground floor.

### Front Palisade

### Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by

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### Important Notice 2

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Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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## Westbourne Grove, North Ormesby Middlesbrough

- GUIDE PRICE £140,000
- EXCELLENT LOCATION
- CELLAR
- ON STREET PARKING
- CLOSE TO TRANSPORT LINKS

Tenure: Freehold EPC Rating: G

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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