



Brooksbank Road, Ormesby Middlesbrough TS7 9EQ

welcome to

Brooksbank Road, Ormesby Middlesbrough

A charming, 3 bedroom, semi-detached home with stunning views in Ormesby. Nestled in a sought after area of Ormesby, this beautifully presented home boasts spectacular open views and generous living space throughout.



Entrance Hallway

Entered via UPVC double glazed door, radiator, staircase to first floor.

Lounge

UPVC double glazed window to front, radiator, understair cupboard, TV point, telephone point, UPVC double glazed sliding door leading to conservatory.

Kitchen

Range of wall and base units with complementary work surfaces, 4 cylinder gas hob, integral electric oven, extractor fan, recess for appliances, UPVC double glazed window to side and rear, UPVC double glazed door to rear

Conservatory

UPVC construction with UPVC double glazed windows to the rear, UPVC double glazed door leading to rear garden, radiator.

First Floor Landing

UPVC double glazed window to side, loft void access.

Bedroom 1

UPVC double glazed window to front, radiator.

Bedroom 2

UPVC double glazed window to rear, radiator.

Bedroom 3

UPVC double glazed window to front, radiator.

Bathroom

WC, vanity unit with mixer tap, shower cubicle with wall mounted shower, UPVC double glazed window to rear.

Externally**Front Garden**

Lawned area, multiple car driveway leading to:-

Garage**Rear Garden**

Decking seating area, lawn area, stone bed.



view this property online mannersandharrison.co.uk/Property/MAR111617



welcome to

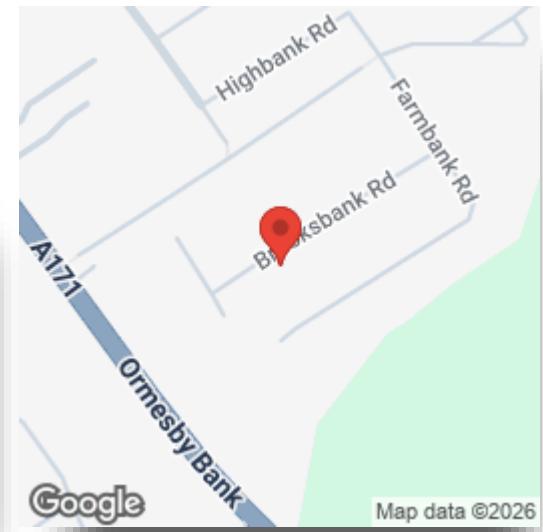
Brooksbank Road, Ormesby Middlesbrough

- GARAGE
- STUNNING VIEWS
- DRIVEWAY
- POPULAR LOCATION
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£150,000



view this property online mannersandharrison.co.uk/Property/MAR111617

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MAR111617 - 0002

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **manners & harrison**



01642 311133



Marton@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk