



SEMI DETACHED DORMER BUNGALOW. THREE BEDROOMS. DECEPTIVELY SPACIOUS. CUL DE SAC POSITION. POPULAR RESIDENTIAL AREA. LARGE LOUNGE/ DINING ROOM. FITTED KITCHEN. LONG DRIVEWAY AND LARGE GARAGE. FRONT AND REAR GARDENS. NO ONWARD CHAIN. VIEWING RECOMMENDED.

A spacious three bedroom semi detached dormer bungalow in a pleasant cul de sac location on Forest Drive in a popular residential area where properties are always in demand. Offering spacious accommodation suitable for a variety of potential buyers with the benefit of no onward chain and viewing is highly recommended.

Forest Drive is located off Woodley Grove only a short drive from local shops, schools for all age groups, regular bus services, Flatts Lane Country Park and an excellent network of roads providing easy access to the surrounding residential and commercial areas.

With the benefit of gas heating and upvc double glazing the accommodation briefly comprises. Ground floor: Entrance Hall with staircase to the first floor, large open plan Lounge/ Dining Room with french doors to the rear garden, fitted Kitchen, Bedroom 1 and fully tiled Bathroom/ wc with white suite and electric shower. First floor: Landing, Bedroom 2 and Bedroom 3 with walk in built in wardrobes.

**Forest Drive, Ormesby, Middlesbrough, TS7 9HX**  
**3 Bed - Bungalow - Dormer Semi Detached**  
**Offers Over £150,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
 ESTATE AGENTS

# Forest Drive, Middlesbrough, TS7 9HX

## ENTRANCE HALL

### Lounge/ Dining Room

22'0 x 12'10 narrowing to 9'2 (6.71m'0.00m x 3.66m'3.05m narrowing to 2.74m'0.61m)

### Kitchen

11'0 x 7'10 (3.35m'0.00m x 2.13m'3.05m)

### Bedroom 1

14'8 x 7'6 (4.27m'2.44m x 2.13m'1.83m)

### Bathroom/ wc:

8'2 x 6'6 (2.44m'0.61m x 1.83m'1.83m)

## FIRST FLOOR

### Landing

### Bedroom 2

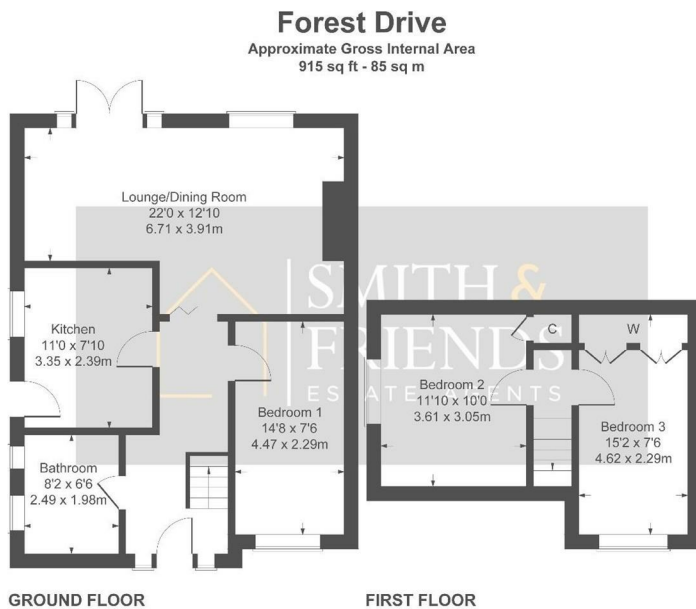
11'10 x 10'0 (3.35m'3.05m x 3.05m'0.00m)

### Bedroom 3

7'6 x 11'10 increasing to 15'2 into walk in wardro (2.13m'1.83m x 3.35m'3.05m increasing to 4.57m'0.61)

## OUTSIDE

Low maintenance front garden enclosed by a brick wall and railings with wrought iron gates to the front. Long block paved driveway providing off street parking with water tap and leading to a good sized detached brick garage 17'8 x 9'4 with up and over door, electric light and power points. Rear garden enclosed by timber fencing laid to lawn with block paved patio area and timber garden shed.



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			<b>85</b>

26 Stokesley Road, Marton, Middlesbrough,  
TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS