



SMITH AND FRIENDS offer to the market this deceptively spacious three bedroom terraced property ideally located in the ever so popular Ormesby area accessed via Ormesby Bank and within easy reach to local amenities. The living accommodation briefly comprises; entrance porch leading to entrance hall with stairs to the first floor, generous size lounge/dining room with access to the garden and a fitted kitchen. To the first floor landing are three good size bedrooms and a family wet room/WC. Externally to the front of the property is an off street driveway for 2 cars and to the rear is a large garden with a range of landscaped areas which can be easily maintained.

The Hall Close, Ormesby, Middlesbrough, TS7 9BY
3 Bed - House - Mid Terrace
£140,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



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Lounge
 25' 3" (Into bay window) x 16' 8" (Maximum) (7.70m (Into bay window) x 5.08m (Maximum))

Kitchen
 7' 5" x 14' 10" (2.26m x 4.52m)

Bedroom One
 14' 5" (Into bay window) x 10' 9" (4.39m (Into bay window) x 3.28m)

Bedroom Two
 11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Three
 6' 2" x 9' (1.88m x 2.74m)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023

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)	A		83
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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