



SMITH & FRIENDS are delighted to offer to the market this well presented and deceptively spacious three bedroom semi detached dormer bungalow situated in Ormesby. The accommodation briefly comprises; entrance hall with stairs to the first floor, two ground floor bedrooms, good size lounge, family bathroom suite fitted with a three piece suite and a generous size open plan kitchen/diner with access to the garden. To the first floor landing is the master bedroom with the benefit of an en suite shower room. Externally to the front of the property is a garden with parking to the side of the property leading to a detached single garage. To the rear of the property is a pleasant garden with a good degree of privacy, mainly laid to lawn with mature shrubs, trees and borders. The property also has the benefit of NO CHAIN INVOLVED. Viewings come highly recommended to fully appreciate.

**Premier Road, Middlesbrough, TS7 9AZ**

**3 Bed - Bungalow - Semi Detached**

**£155,000**

**EPC Rating: D**

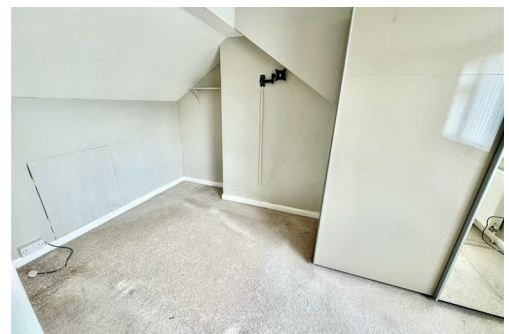
**Council Tax Band: B**

**Tenure: Freehold**



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ESTATE AGENTS

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## Premier Road

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2024  
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 and conveyancing 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			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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