



SMITH & FRIENDS are delighted to offer to the market this modern two bedroom semi detached dormer bungalow situated on Ormesby Bank and can be accessed Longbank Road approached from Westbank Road. The property would appeal to a variety of buyers including first time buyers, investors or home movers. The property benefits from uPVC double glazing, central heating, a single detached garage with block paved driveway, additional block paved forecourt parking and enclosed rear garden which is mainly laid to lawn. The internal living accommodation comprises; entrance hall, open plan living room/dining room, kitchen with a lovely range of attractive units and stairs to the first floor, ground floor double bedroom, family bathroom fitted with a white three piece suite and a first floor double bedroom with storage.

**Highbank Road, Ormesby, Middlesbrough, TS7 9EH**  
**2 Bed - Bungalow - Semi Detached**  
**Asking Price £135,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



# Highbank Road, Middlesbrough, TS7 9EH



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, 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		
(81-91)	B		83
(69-80)	C	63	
(55-68)	D		
(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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