



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious and improved three bedroom semi detached bungalow situated on Ormesby Bank. The well presented living accommodation briefly comprises; entrance hall, good size living room with log fire and double doors opening to the dining room creating the perfect entertaining space which also leads into the modern kitchen. Off the rear hallway is the staircase leading to the first floor landing which has one double bedroom and dual aspect windows overlooking the garden. To the ground floor are two bedrooms and a well presented bathroom fitted with a four piece suite. Externally to the front of the property is paved providing off street parking for 4-5 cars. To the rear of the property is a larger than average garden which is mainly laid to lawn with mature shrubs and trees. There is also the benefit of a detached single garage which is used for storage and a Wendy house. Viewings come highly recommended to fully appreciate.

Ormesby Bank, Middlesbrough, TS7 9EA

3 Bedroom - Bungalow

£255,000

EPC Rating: D

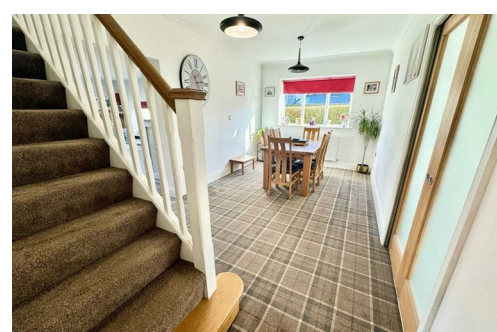
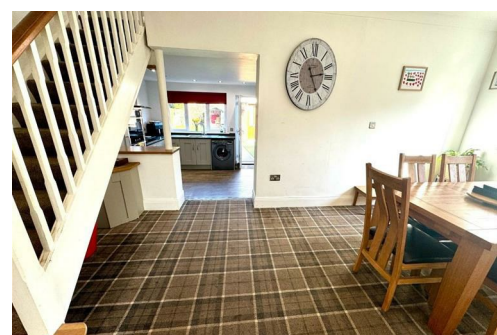
Tenure: Freehold

Council Tax Band: D



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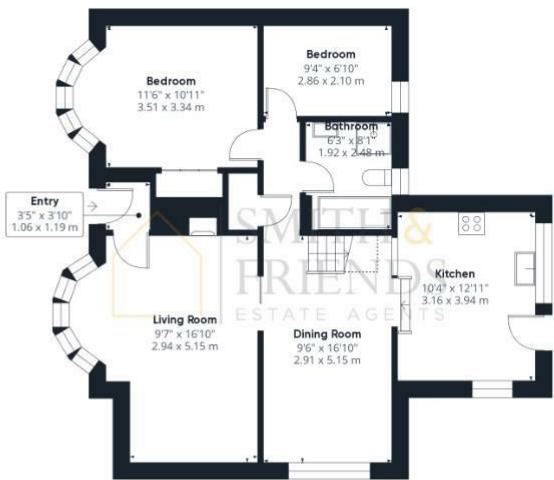


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
952.28 ft²
88.47 m²

Reduced headroom
10.57 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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. We 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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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