



A 3 bedroom detached house situated on a good size plot with gardens to front and rear. The property has fantastic potential and has possibility for extension subject to the necessary planning consent from the local authority. The property internally comprises of entrance hallway, lounge, dining room, kitchen, landing, 3 bedrooms and bathroom/w.c. in addition there is a driveway and garage.

Ormesby Road, Middlesbrough, TS6 0JP

3 Bed - House - Detached

Offers Over £195,000

EPC Rating: G

Council Tax Band: C

Tenure: Freehold



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ESTATE AGENTS

Ormesby Road, Middlesbrough, TS6 0JP



GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

SUNROOM

KITCHEN

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

BEDROOM 2 (REAR)

BEDROOM 3 (FRONT)

FAMILY BATHROOM

SEPERATE TOILET



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1195 ft²
111.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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