



24 Brooksbank Road

Ormesby, Middlesbrough, TS7 9EQ

£140,000



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ENTRANCE HALLWAY

5'5 x 4'7 (1.65m x 1.40m)

Step into this inviting home through a striking red double glazed composite door, which immediately sets the tone for the warm and welcoming atmosphere that lies ahead. The entrance hallway greets you with its easy-to-clean wood laminate floor and neutral painted walls, creating a calming and refreshing space.

RECEPTION ROOM

13'11 x 11'8 x 9'3 x 8'6 (4.24m x 3.56m x 2.82m x 2.59m)

The expansive reception room effortlessly accommodates both living room and dining room furniture and the heart of the room is a large bow window bathed in natural light, perfectly positioned for morning coffee or evening relaxation. A central fireplace, set in a wood surround with a marble hearth and brick chimney breast, adds a touch of classic charm and a cosy ambiance. The room is further enhanced by a further double glazed window to the rear, allowing an abundance of sunlight to stream in and illuminate the space.

Tucked away under the stairs is a storage cupboard, handy for storing surplus items. The reception room holds immense potential for the new homeowner, offering a blank canvas to create their dream living space. Imagine hosting dinner parties around the fireplace, or setting up a cosy reading nook by the window – the possibilities are endless.

KITCHEN

8'10 x 7'10 x 5'4 x 7'6 (2.69m x 2.39m x 1.63m x 2.29m)

Just off the reception room is the kitchen, a generously sized space with ample storage in the kitchen base and wall units. The integrated oven and stainless steel sink provide practicality, while the French uPVC doors that open out to the rear garden offer a tantalizing glimpse of the outdoor living potential. The kitchen, though in need of a refresh, offers a fantastic opportunity for the new owner to put their own stamp on the space and create a kitchen that perfectly suits their lifestyle.

LANDING

7'2 x 2'7 (2.18m x 0.79m)

The landing, while currently carpeted, has the potential to be transformed. Large side aspect window bathes the space in plenty of natural light, creating a bright and airy feel. This central hub of the home provides access to the bedrooms, bathroom, and loft space, making it a practical and functional area.

BEDROOM ONE

12'2 x 8'5 (3.71m x 2.57m)

Bedroom one, located to the front of the home, boasts a large double glazed window with a radiator beneath. The room is generously proportioned, providing plenty of space for a king-sized bed and additional furniture. The built-in wardrobes offer ample storage, while the white walls provide a clean slate for the new owner to personalise.

BEDROOM TWO

10'8 x 10'2 (3.25m x 3.10m)

Bedroom two, to the rear of the home, is bathed in natural light from the double glazed windows, which offer stunning open views to the rear elevation. A central heating radiator keeps the room cosy, while the neutral decor creates a calming and peaceful atmosphere. This room, too, is a blank canvas, waiting for the new owner to add their personal touch.

BEDROOM THREE

9'2 x 6'4 (2.79m x 1.93m)

The smallest, yet still comfortable bedroom three, is located to the front elevation. It features a central heating radiator and an in-built storage cupboard, making the most of the space. The room's compact size makes it ideal for a child's room, a home office, or a guest room

FAMILY BATHROOM

6'2 x 6'5 (1.88m x 1.96m)

The family bathroom, located to the rear of the

home, offers a practical three-piece suite including a toilet, basin, and bath with shower above. The room is part tiled for easy cleaning, while a double glazed frosted window and a central heating radiator provide comfort and privacy.

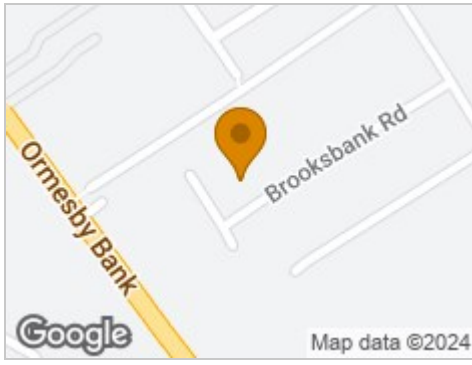
EXTERNAL

Stepping outside, the home reveals a striking pattern imprint concrete driveway that leads to both the front door and the garage. The front garden, shared with the neighbour, boasts beautiful curb appeal. To the rear, a large, mainly laid-to-lawn garden awaits exploration. Steps lead down to storage sheds, while the elevated position offers lovely views of the surrounding area.

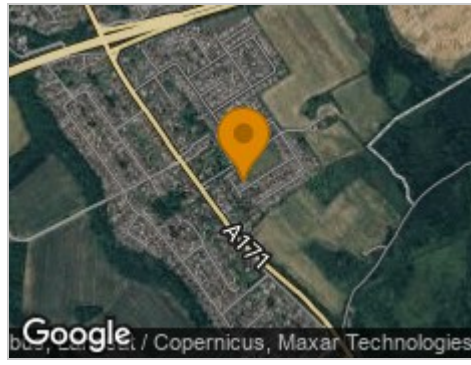
This home offers a fantastic blend of livable space, potential for renovation, and attractive curb appeal. Whether you're a first-time buyer, downsizing, or looking for a project, this property has something to offer. Come see for yourself and imagine the possibilities.



Road Map



Hybrid Map



Terrain Map



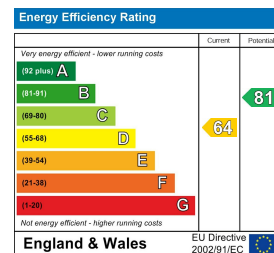
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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