



## 3 Ainsworth Way

Ormesby, Middlesbrough, TS7 9QA

£85,000



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## ENTRANCE HALLWAY

11'8 x 6'2 (3.56m x 1.88m)

Walking through a white UPVC double-glazed door into a bright airy hallway that gains access to the reception/ dining room & first floor. This room benefits from laminate flooring which flows throughout and an under stair storage space.

## RECEPTION ROOM/ DINING ROOM

19'7 x 13'7 (5.97m x 4.14m)

The reception/dining room is a beautifully bright and airy space, filled with natural light that streams in through from the two uPVC double glazed windows from each end of the room. From the reception/dining room you are able to access the modern kitchen and rear garden making the perfect flow through with the benefit of laminate flooring for easy cleaning.

## KITCHEN

7'4 x 9'4 (2.24m x 2.84m)

The kitchen exudes modern style with its wall, base, and drawer units, all topped with worktops that offer a contrast. The room is further enhanced by the tile-effect lino flooring and a UPVC double-glazed window that frames a delightful view of the rear garden.

## LANDING

5'6 x 8'5 (1.68m x 2.57m)

The landing gains access to the spacious bedrooms, family bathroom and loft space.

## BEDROOM ONE

11'2 x 10'8 (3.40m x 3.25m)

The first bedroom is a spacious double room located at the front of the property, offering ample space to relax or work. The walls are tastefully painted in a neutral color, allowing you to add your own personal touches. Natural light pours in through the UPVC double glazed window, providing a bright and airy feel. A radiator ensures the room stays warm and cosy on chilly days.

## BEDROOM TWO

8'1 x 16'3 (2.46m x 4.95m)

The second bedroom is a generously sized double room, peacefully positioned at the rear of the property. The space features tastefully painted walls, a large UPVC double glazed window allowing for ample natural light, and a radiator for cosy warmth.

## FAMILY BATHROOM

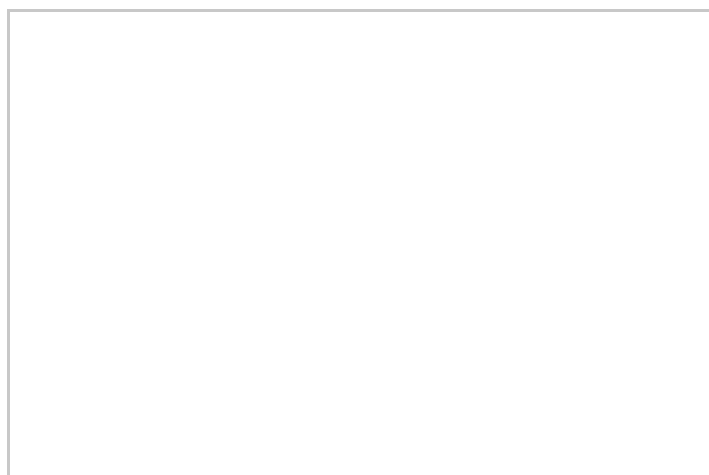
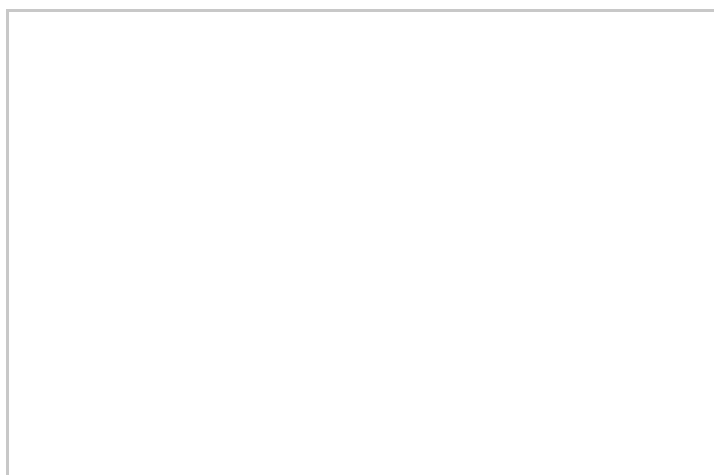
5'4 x 8'3 (1.63m x 2.51m)

The family bathroom boasts a pristine white three-piece suite, comprising a generously

sized paneled bath complete with shower attachments, a sleek hand basin, and a low-level W/C for comfort and ease of use. The bathroom's design prioritises low maintenance and easy cleaning, featuring durable wall cladding surrounds and lino flooring. A frosted UPVC double glazed window allows an abundance of natural sunlight to flood the space, creating a bright and welcoming atmosphere.

### EXTERNAL

The property offers communal on-street parking to the front with a grassed verge. To the rear is a ample sized rear garden perfect for family days in the sun and also gains access to the garage for private parking.



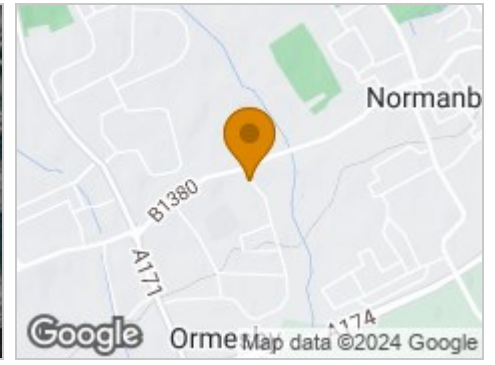
## Road Map



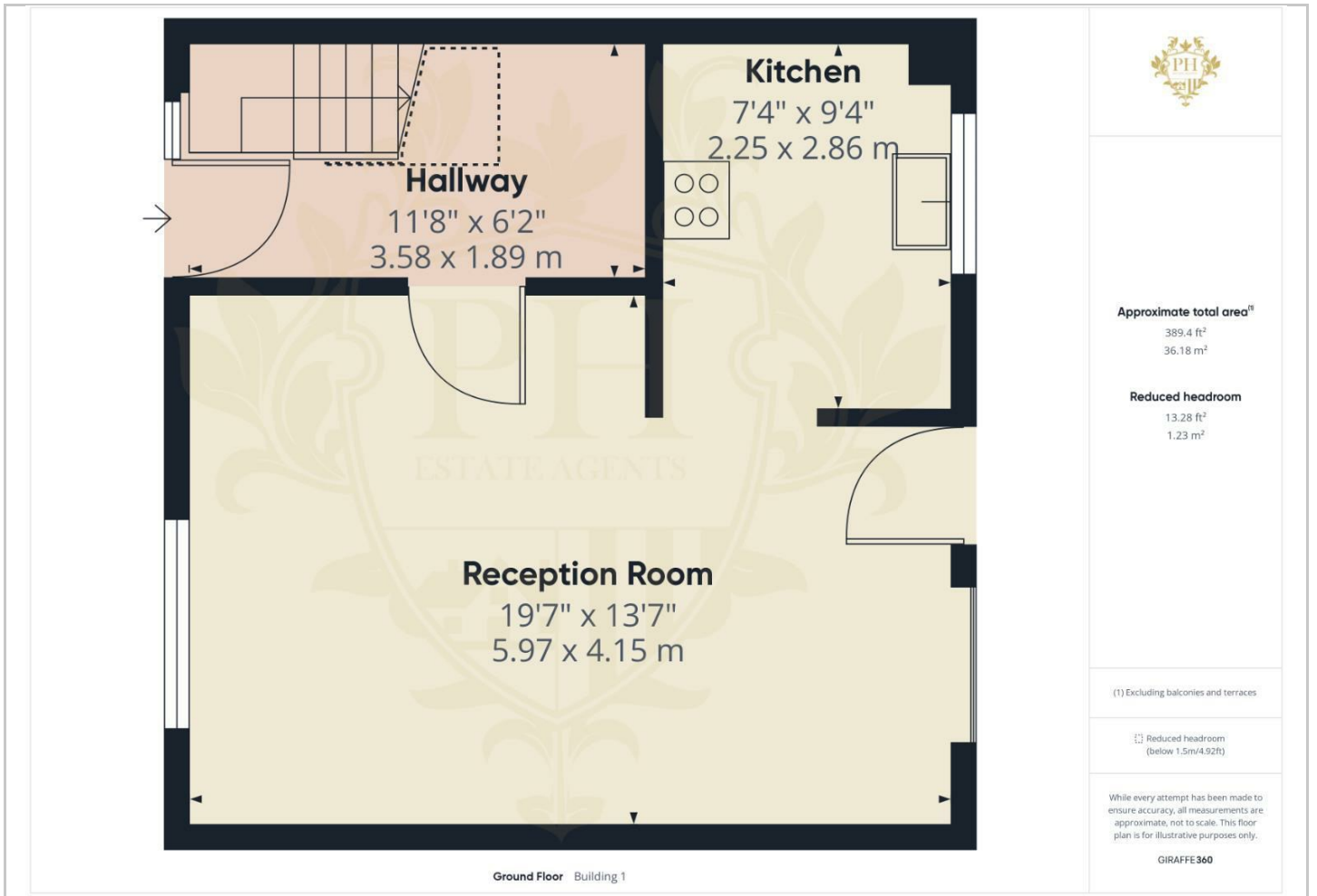
## Hybrid Map



## Terrain Map



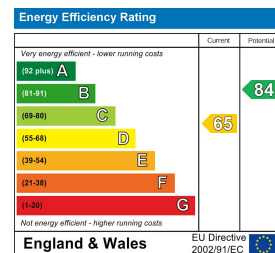
## Floor Plan



## 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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