



10 Ancroft Drive, Ormesby
£115,000





10 Ancroft Drive

Ormesby, Middlesbrough

Immaculately Presented Three-Bedroom Home with Stylish Kitchen and Conservatory.

- Immaculately presented three-bedroom terraced home
- Ideal opportunity for first-time buyers and families
- Stylish Shaker-style fitted kitchen spanning the rear of the property
- Attractive butcher block worktops and excellent kitchen storage
- Kitchen opens directly into a bright and versatile conservatory
- Separate living room providing a comfortable principal reception space
- Three well-proportioned bedrooms
- Contemporary modern family bathroom
- Private rear garden with excellent outdoor space
- Superb garden studio/man cave, ideal for home working, hobbies, gym use or entertaining

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Presented to an exceptional standard throughout, this **immaculate three-bedroom terraced home** offers an excellent opportunity for first-time buyers and families alike. Combining stylish modern interiors with versatile living space and a superb rear garden, this is a home that is ready to move straight into.

At the heart of the property is the impressive **Shaker-style fitted kitchen**, positioned across the rear of the house and finished with attractive **butcher block worktops**. The kitchen provides excellent preparation and storage space while flowing naturally into a bright and welcoming **conservatory**, creating a fantastic open-plan-style area for everyday family living and entertaining.

A separate living room provides a comfortable and relaxing reception space, while the property also benefits from a **modern family bathroom** and three well-proportioned bedrooms.

Externally, the rear garden provides an excellent private outdoor space and features a particularly appealing **garden studio/man cave**, offering superb flexibility as a home office, hobby room, gym, games room or additional entertaining space.

With its immaculate presentation, stylish accommodation and versatile outdoor space, this is a property that deserves early viewing.

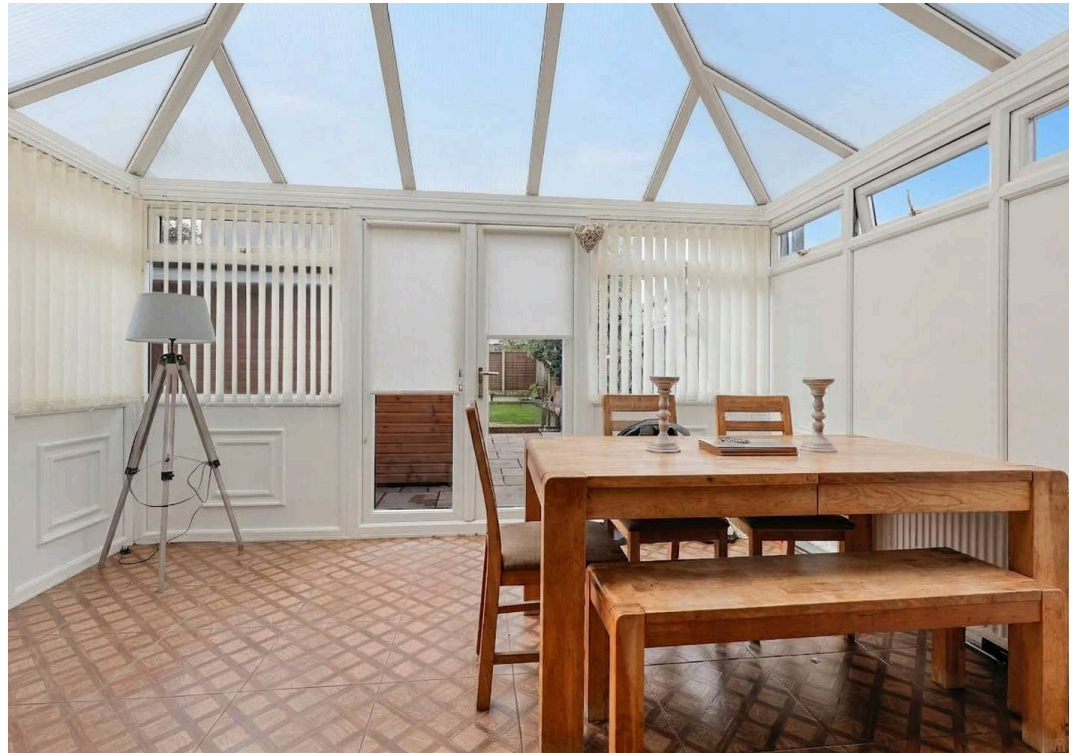
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



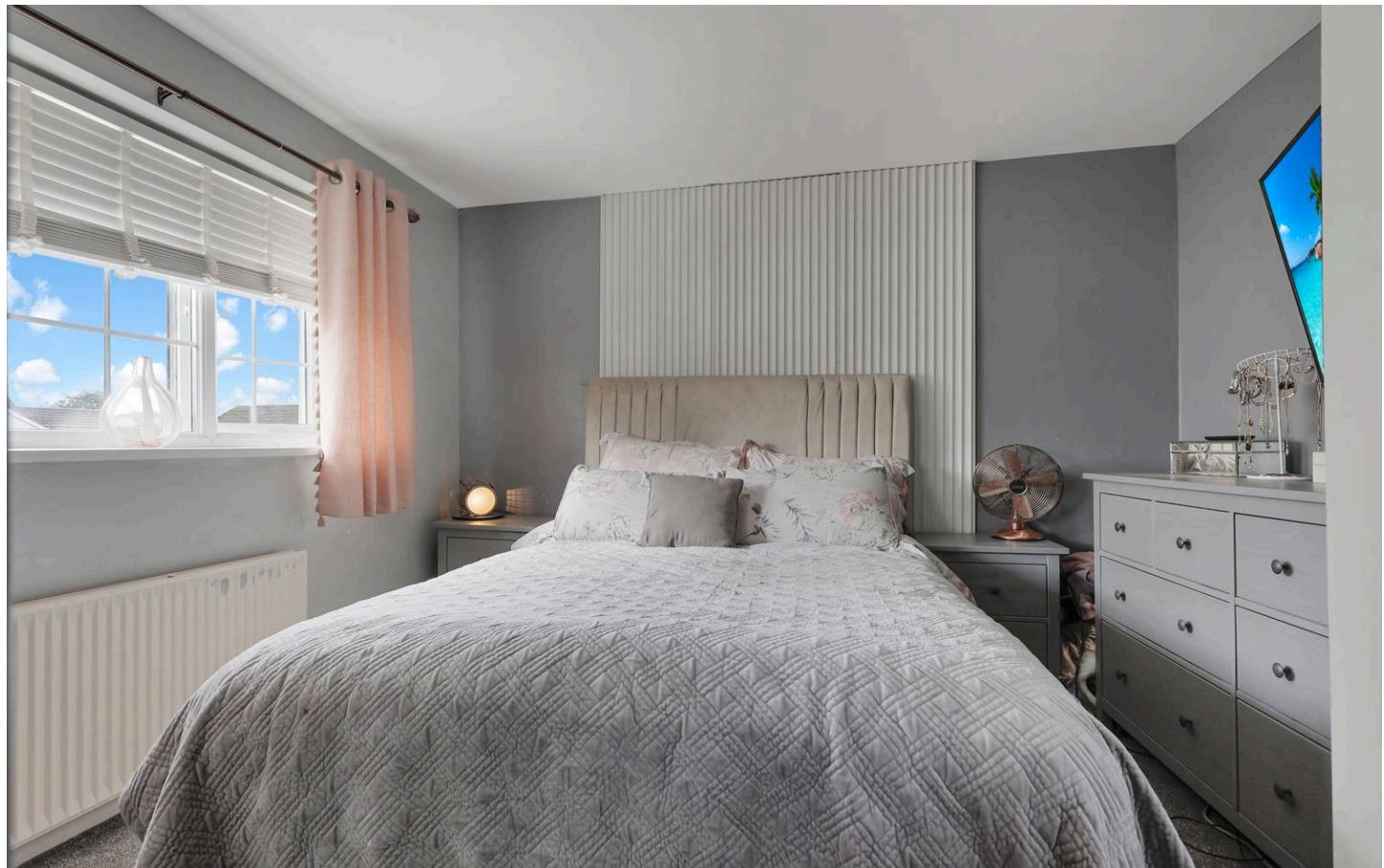


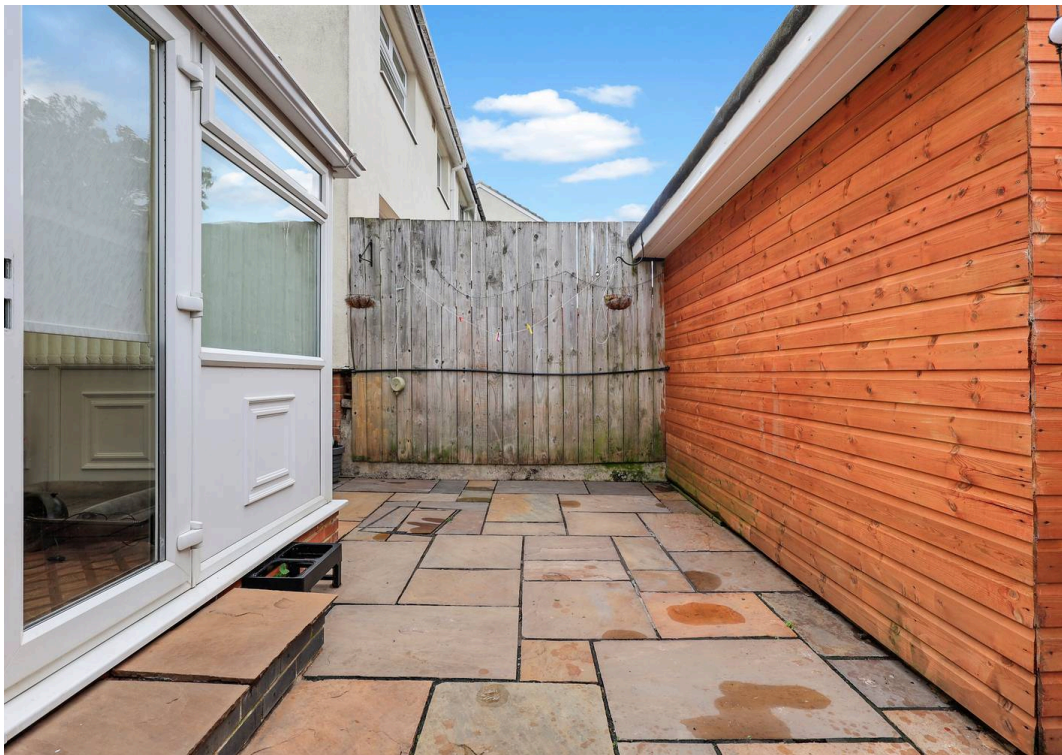
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

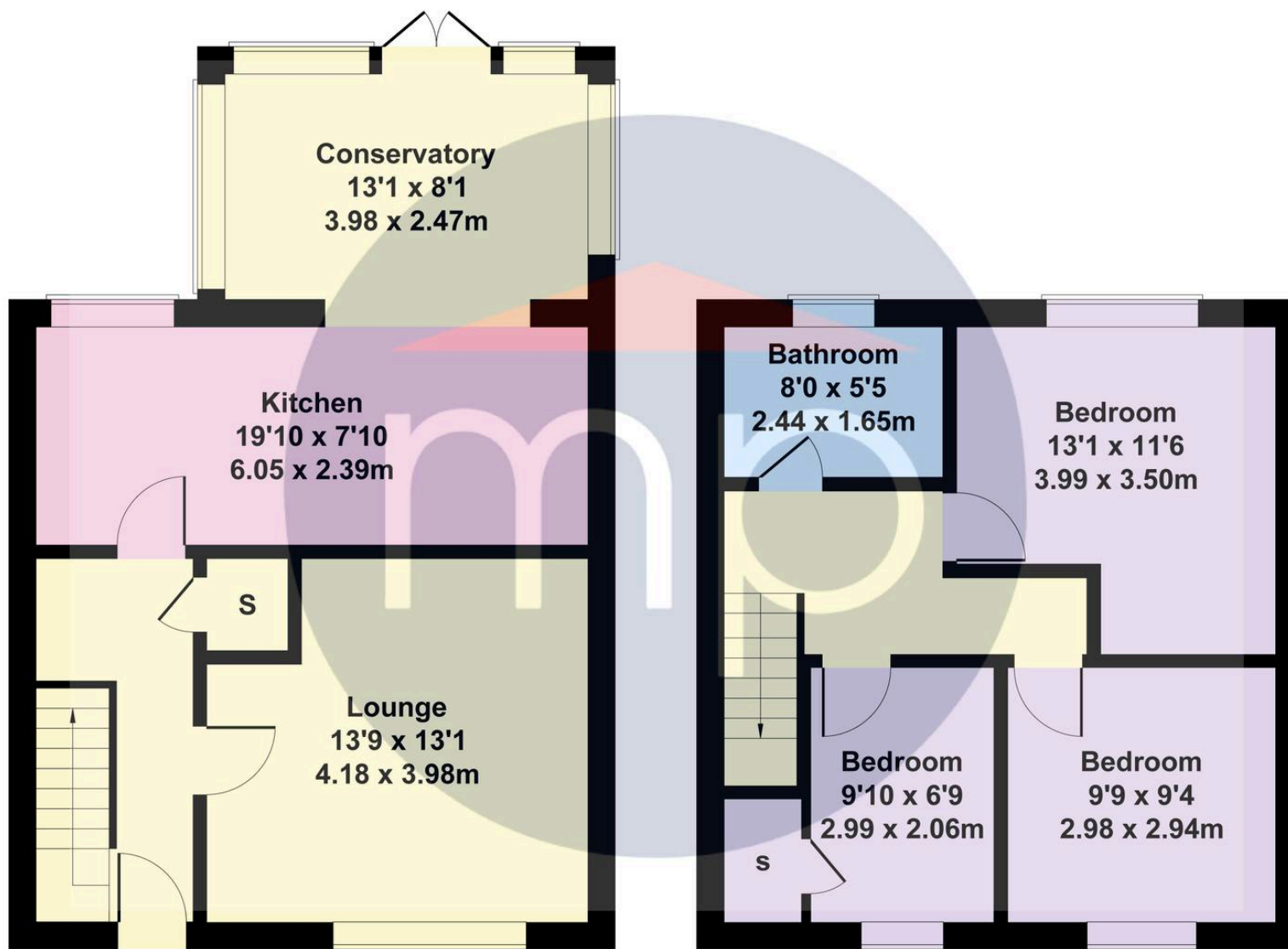
DP/LS/29092026





Andover Way

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

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