

BROOKSBANK ROAD, ORMESBY, MIDDLESBROUGH, TS7 9EQ



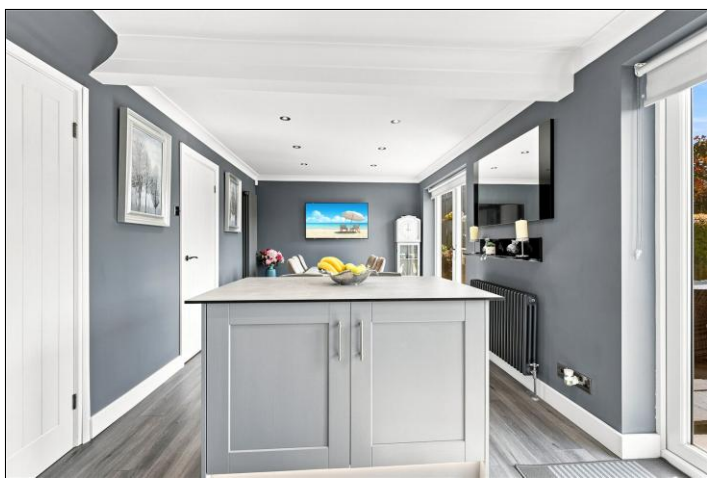
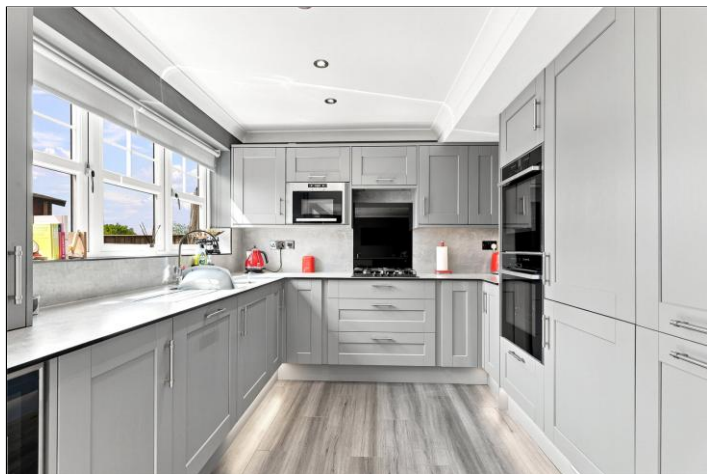
- ▲ A Four Bedroom Detached Home
- ▲ Located in a Quiet Cul-De-Sac in This Popular Area of Ormesby
- ▲ Large Open Plan Kitchen Diner with a Modern Range of Units & Integrated Appliances
- ▲ Separate Living Room
- ▲ Integral Garage with Utility Area

- ▲ Modern Shower Room
- ▲ Four Generous Size Bedrooms
- ▲ Ample Off Road Parking
- ▲ South Facing Landscaped Rear Garden with Summer Room
- ▲ An Ideal Family Home
- ▲ Early Viewing Advised

£265,000

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A spacious and well-presented four bedroom detached house located within a quiet cul-de-sac in this popular area of Ormesby.

Features include a large open plan kitchen diner to the rear of the property, separate living room, four generous size bedrooms, modern shower room, landscaped rear garden and ample off road parking to the front elevation leads to the garage with utility area.

Early viewing is advised.

TO VIEW: Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0JS

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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.

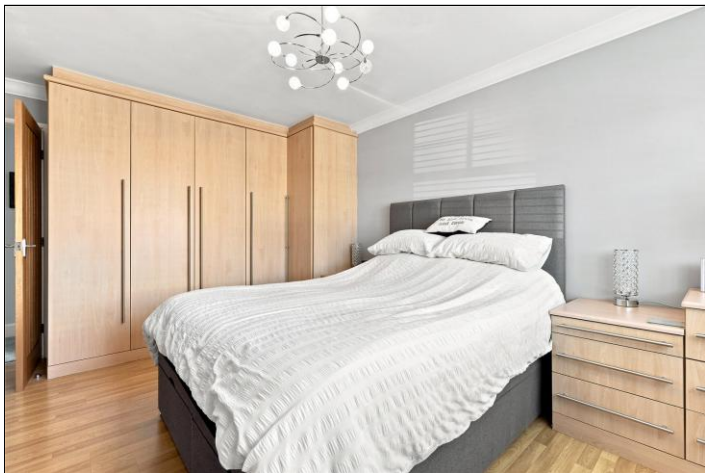
AGENTS REF: - DP/LS/NUN250180/28072026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on Tel: 01642 955625



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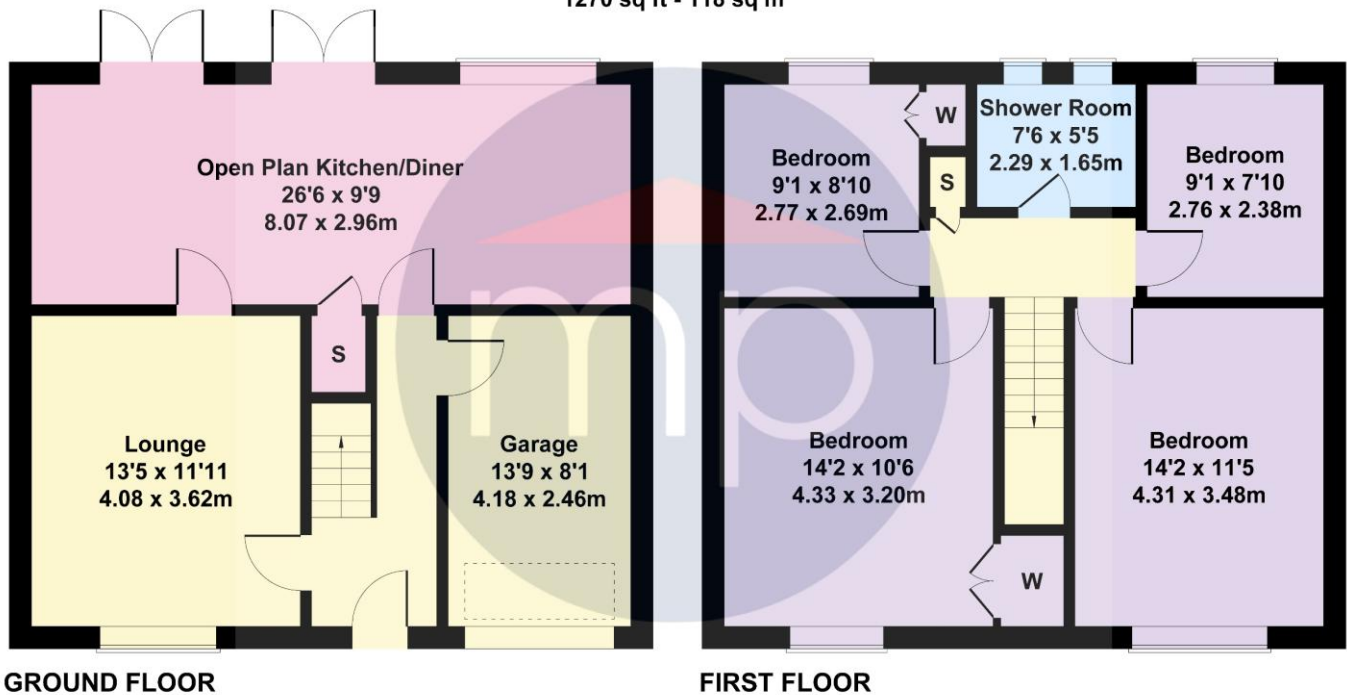


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Brooksbank

Approximate Gross Internal Area
1270 sq ft - 118 sq m



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

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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