

PRITCHETT ROAD, ORMESBY, MIDDLESBROUGH, TS3 0NG



- ▲ Chain Free Sale!
- ▲ Great Starting Point for First Time Buyers, Young Couples & Families Alike!
- ▲ Gas Central Heating
- ▲ Off Street Parking on A Block Paved Driveway
- ▲ Well Kept Rear Garden
- ▲ UPVC Double Glazed Windows
- ▲ Modern Shower Room

£174,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Chain free sale!

This three bedroom mid terrace home offers a home that's ready for some refreshment by a first time buyer, young couple or family!

Notable features include gas central heating, off street parking on a block paved driveway, well-kept rear garden, UPVC double glazed windows, modern shower room, two good sized double bedrooms and a single.

The property comprises entrance hall, lounge/diner and kitchen. On the first floor there are three bedrooms and a shower room.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door and staircase to the first floor.

LOUNGE/DINING ROOM – 5m (16'5") reducing to 4m (13'1") x 6.6m (21'8") reducing to 2.8m (9'2")
With two radiators.

KITCHEN - 4.6m x 2.9m (15'1" x 9'6")

With wall, drawer, and floor units, roll edge worktop, stainless steel sink, space for gas cooker, space for fridge freezer, space for washing machine, UPVC door to the garden and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.3m x 3.7m (10'10" x 12'2")

BEDROOM TWO - 2.8m x 3.7m (9'2" x 12'2")

With fitted wardrobes.

BEDROOM THREE - 2.1m x 2.7m (6'11" x 8'10")

BATHROOM - 1.7m x 1.7m (5'7" x 5'7")

Comprising close coupled WC with hidden cistern, vanity wash hand basin with mixer tap, corner shower, chrome towel radiator and tiled walls.

TO VIEW: Tel: 01642 254222
64-66 Borough Road, Middlesbrough, TS1 2JH

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

PRITCHETT ROAD, TS3 0NG



EXTERNALLY

PARKING & GARDENS - To the front there is off street parking on a block paved driveway and a neat lawned garden. To the rear there is a fence enclosed garden with lawn and patio.

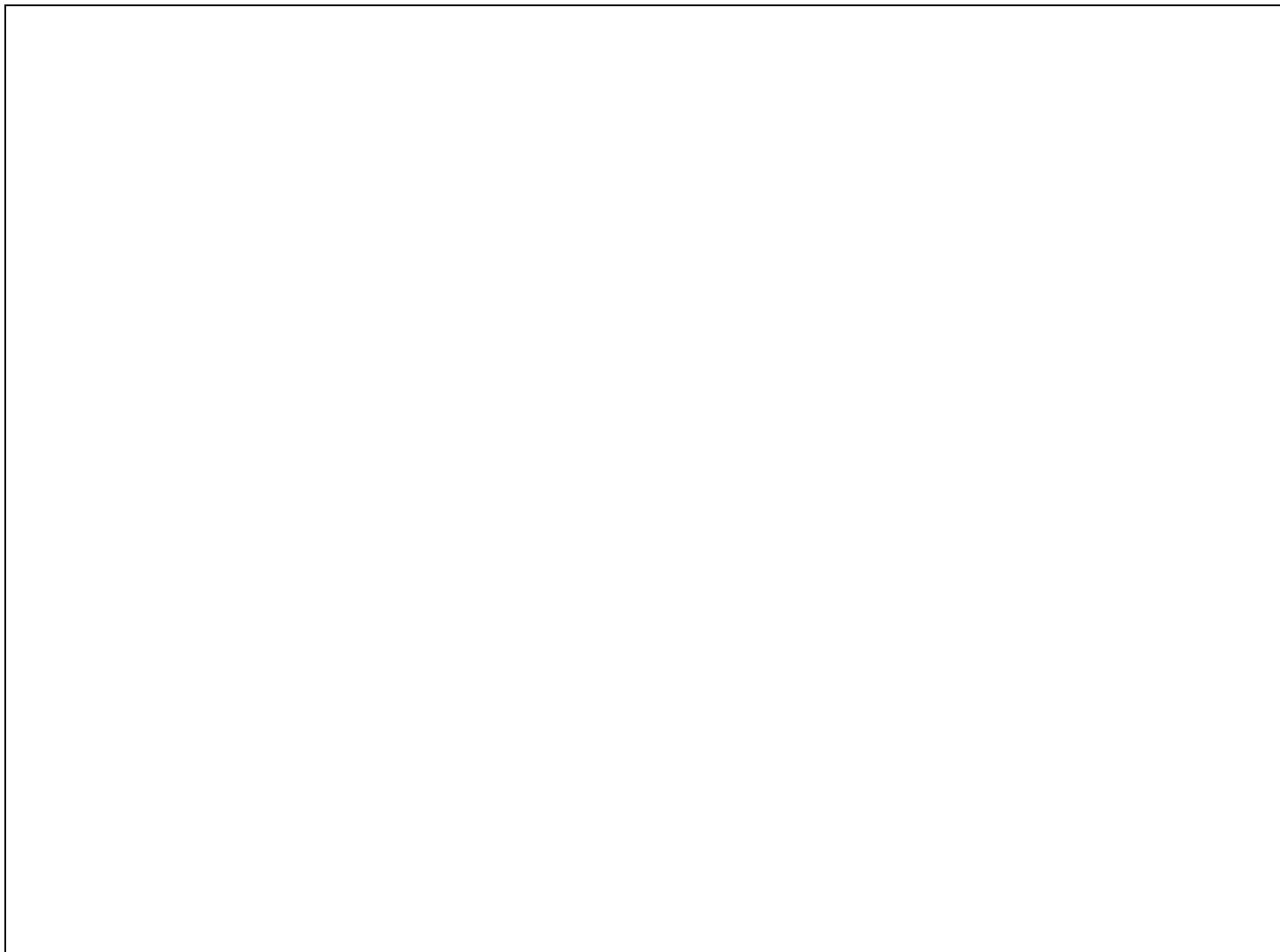
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use 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: - TM/LS/MID260314/17062026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: 01642 254222





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.



TO VIEW: Contact our Middlesbrough Office on Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH