



82 Premier Road, Ormesby

Offers Over £100,000





82 Premier Road

Ormesby, Middlesbrough

Offered for sale with no forward chain, a 3 bed terraced house featuring a spacious open plan kitchen diner, separate living room, ground floor wet room, enclosed garden and a garage to the rear.

- Offered For Sale with No Forward Chain
- A Three Bedroom Terraced House
- Popular Location
- Extended Open Plan Kitchen Diner
- Separate Living Room
- Ground Floor Wet Room
- Enclosed Rear Garden
- Garage to the Rear

82 Premier Road

Ormesby, Middlesbrough

Offered for sale with no forward chain, a three bedroom terraced house featuring a spacious open plan kitchen diner, separate living room, ground floor wet room, enclosed easy to maintain garden and a garage to the rear. Please call our Nunthorpe Office to arrange your viewing appointment today.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall

with staircase to the first floor.

Lounge - 14' 2" x 10' 2" (4.31m x 3.10m)

Opening to ...

Open Plan Kitchen Diner - 23' 4" x 8' 5" (7.11m x 2.57m)

With side external door and storage cupboard.

Wet Room - 5' 0" x 6' 10" (1.52m x 2.08m)

Modern suite with vanity wash hand basin, low level WC and shower.

FIRST FLOOR

Bedroom One - 15' 10" x 11' 6" (4.82m x 3.50m)

plus bay.

Bedroom Two - 11' 2" x 8' 10" (3.40m x 2.69m)

Bedroom Three - 7' 10" x 6' 10" (2.38m x 2.09m)

EXTERNALLY

Gardens & Garage

Externally there is an easy to maintain garden to the front with hedge boundary, enclosed low maintenance garden to the side and access to the garage from the rear.

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

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