



25 Longbank Road

Ormesby, Middlesbrough, TS7 9EX

Offers In The Region Of £179,950



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PORCH

4'0" x 4'0" (1.22m x 1.22m)

Step through a sturdy brown UPVC double-glazed door, leaving behind the neatly tended garden, and find yourself in a welcoming porch—perfect for stashing muddy boots, raincoats, or gardening tools. Another UPVC double-glazed door stands ahead, opening into the main hallway of the home and offering a warm, sheltered transition from outdoors to indoors.

HALLWAY

18'1" x 3'7" (5.51m x 1.09m)

Sunlight pours into the hallway, illuminating the path to every corner of the home. From here, you can step into the welcoming reception room, the spacious kitchen, a well-appointed family bathroom, and all three comfortable bedrooms.

RECEPTION ROOM

14'6" x 10'8" (4.42m x 3.25m)

Tucked away at the back of the property, the reception room offers a comfortable retreat with ample space for a two-piece suite and extra storage units. A classic fire surround serves as a focal point, while two side windows let in plenty of natural light. Sliding patio doors open directly into the sunroom, seamlessly connecting the two spaces and inviting in even more sunlight.

SUNROOM

8'3" x 10'4" (2.51m x 3.15m)

Step through from the main reception room and you'll find yourself in the sunroom, where tall floor-to-ceiling windows wrap around the space, flooding it with natural light at every hour of the day. A door opens directly onto the low-maintenance garden, making it easy to slip outside for a breath of fresh air or a quiet morning coffee. Shaped like a gentle semi-circle, the room is perfectly sized for a cozy two-piece suite—just right for relaxing with a book or enjoying the garden views in comfort.

KITCHEN

11'0" x 10'7" (3.35m x 3.23m)

Tucked away at the back of the house, the kitchen features crisp white cabinetry—wall-mounted cupboards, spacious base units, and deep drawers—paired with pale, inviting countertops that brighten the space. There's ample room for your choice of free-standing appliances, so you can truly make it your own. Natural light pours in through two generous windows, while a door offers both easy outdoor access and a pleasant view, making the room feel open and welcoming.

BEDROOM ONE

10'9" x 8'7" (3.28m x 2.62m)

The first bedroom sits at the front of the house, offering a generous space that easily fits a double bed. Sunlight streams in through a large window, highlighting the built-in storage cupboards along one wall. A radiator beneath the window keeps the room cozy, creating a comfortable retreat at any time of year.

BEDROOM TWO

9'9" x 6'8" (2.97m x 2.03m)

The second bedroom sits at the front of the house, where sunlight filters in through a well-placed window. It's a cozy space, just right for a single bed, with room for a compact dresser or a few shelves. A radiator ensures the room stays warm, making it comfortable year-round despite its modest size.

BEDROOM THREE

8'0" x 8'10" (2.44m x 2.69m)

The third bedroom sits at the heart of the home, offering just enough space for a comfortable single bed. Sunlight filters in through the window, brightening the room and highlighting the built-in storage cupboards that help keep things tidy. A radiator beneath the window ensures the space stays warm and inviting year-round.

FAMILY BATHROOM

7'9" x 6'9" (2.36m x 2.06m)

The family bathroom features a classic four-piece suite that could use some updating to match modern tastes. Inside, you'll find a step-in shower cubicle for convenience, a paneled bathtub perfect for relaxing soaks, a hand basin, and a low-level toilet. A frosted window lets in natural light while maintaining privacy, and a radiator keeps the space warm and comfortable.

EXTERNAL

This property features thoughtfully landscaped, low-maintenance gardens both at the front and the back, perfect for enjoying outdoor space without the hassle of constant upkeep. A private driveway runs along the side of the house, providing easy access to the rear garage, which is equipped with an electric door for added convenience. Ideally situated, the home is just a short stroll or quick drive from local shops, schools, and the A174—making daily errands and commutes effortless.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in

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principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

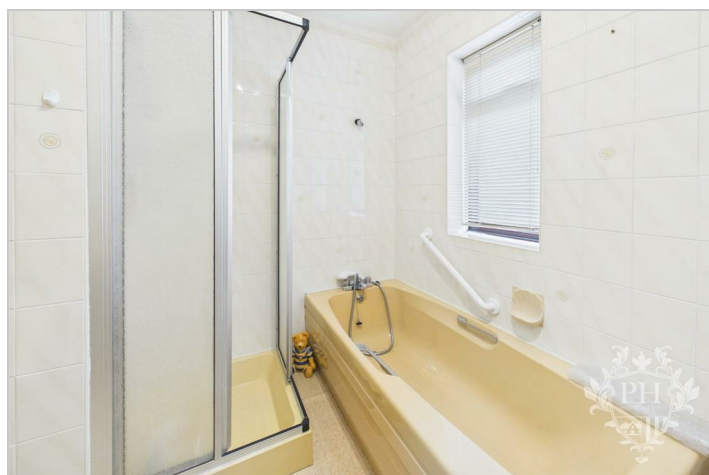
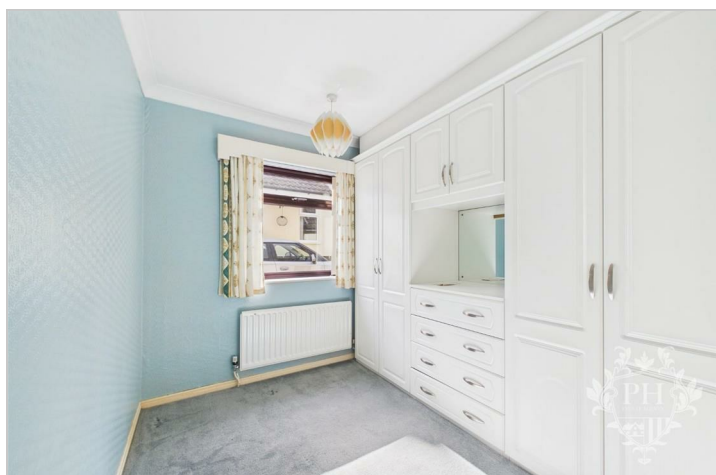
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current U K legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance

checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



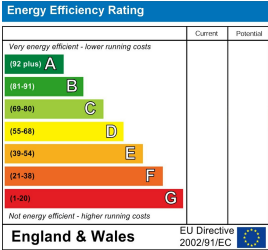
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.