



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious two bedroom bungalow which oozes with character and occupies a generous plot appealing to families and young couples. The property is set back off Ormesby Bank and conveniently located close to local schools, shops and amenities. The well presented living accommodation briefly comprises of; entrance hallway, spacious lounge/dining room, contemporary fitted kitchen, utility room, two double bedrooms and a family bathroom comprising of a three piece white suite. Externally there is an attached garage and a private rear garden which is mainly laid to lawn. To the front of the property is a driveway for multiple vehicles, and access a garage/workshop. There is also shared access to the side of the property. Viewings come highly recommended to fully appreciate.

Ormesby Bank, Middlesbrough, TS7 9HP

2 Bed - Bungalow - Detached

£259,950

EPC Rating:

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Ormesby Bank, Middlesbrough, TS7 9HP



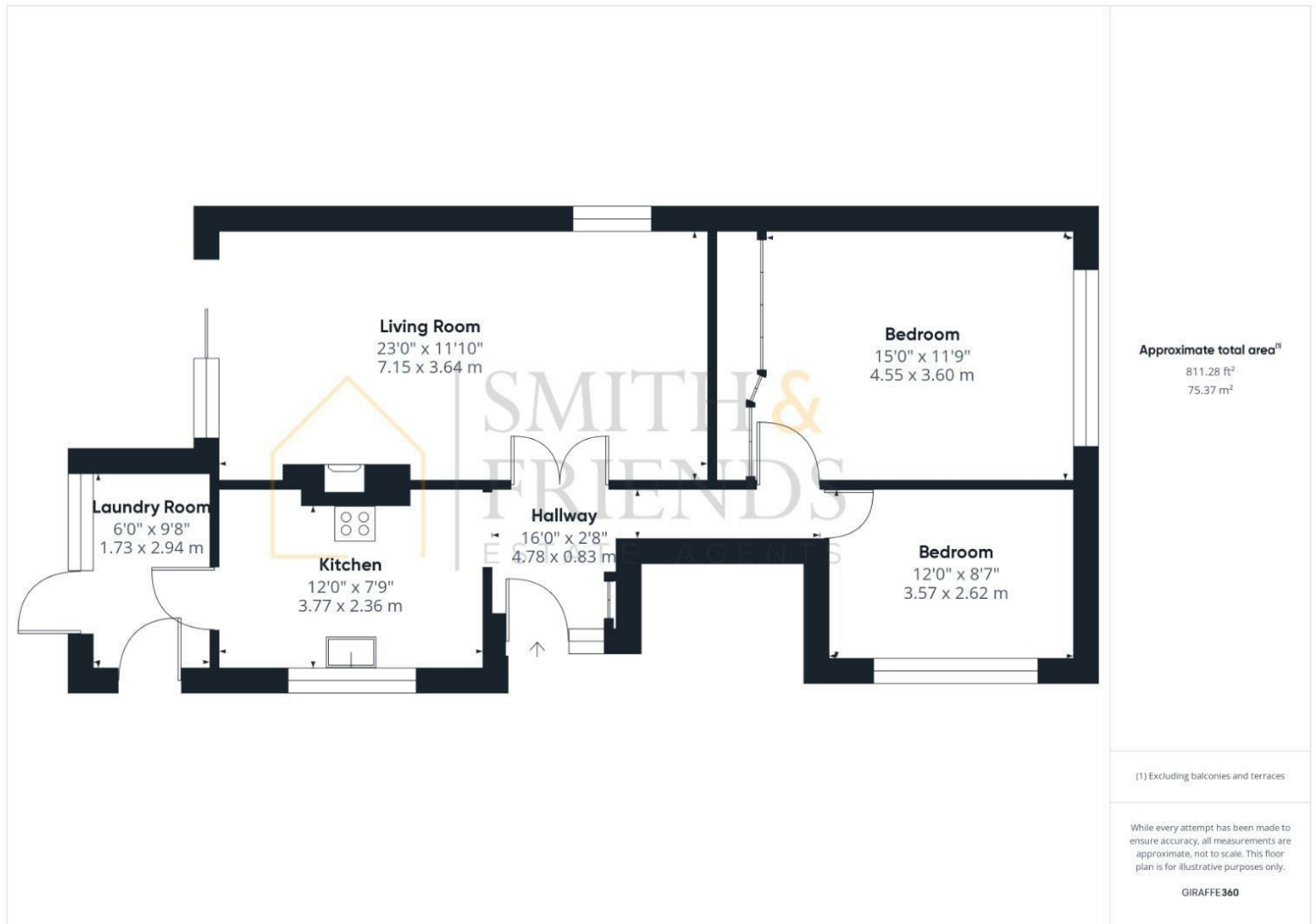
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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