



## 19 Middlebank Road

Ormesby, Middlesbrough, TS7 9EW

**Offers in excess of £180,000**



A Beautifully Presented Semi Detached Bungalow With Loft Conversion Creating Three Bedrooms And Two Bathrooms, Featuring A Detached Powered Outbuilding, Southerly Facing Garden, And Driveway Parking. Ideal For Ground Floor Living With The Added Benefit Of A First Floor Guest Suite With En-Suite.



Full Description

Located On The Popular Middlebank Road In Ormesby, This Stylish And Versatile Semi Detached Bungalow Offers Flexible Accommodation Ideal For A Range Of Buyers. The Property Has Been Thoughtfully Extended With A Loft Conversion, Creating A Generous First Floor Bedroom Complete With A Fully Tiled En-Suite Shower Room — Perfect For Visiting Family Or Guests.

The Ground Floor Comprises A Cosy Lounge Featuring A Characterful Fireplace, A Light Country Style Kitchen With Space For A Breakfast Table, Two Well Proportioned Bedrooms, And A Stylish Family Bathroom Enhanced With Decorative Panelling And Designer Radiators Throughout.

Externally, The Property Benefits From A Driveway Providing Off-Road Parking And A Southerly Facing Rear Garden With Decked Seating Area And Patio, Ideal For Entertaining Or Relaxing. A Detached Outbuilding With Power Supply Offers Excellent Potential As A Beauty Room, Workshop, Home Office Or Hobby Space.

An Ideal Home For Those Seeking Single Level Living With Additional Space For Guests, All Within A Well Regarded Residential Location.

Location

Situated Within The Popular And Well-Established Area Of Ormesby, Middlebank Road Enjoys A Convenient Residential Setting On The Southern Edge Of Middlesbrough. The Property Is Well Placed For Access To A Range Of Local Amenities, Including Shops, Schools And Everyday Services, With Ormesby Village Centre Close By Offering Further Facilities.

Excellent Transport Links Are Available, With Easy Access To The A174 And A19 Providing Straightforward Routes To Middlesbrough Town Centre, Teesside, Guisborough And The Wider North East. Regular Public Transport Services Also Operate Locally.

The Area Is Particularly Attractive For Those Who Enjoy The Outdoors, With Stewart Park, Flatts Lane Country Park And The Cleveland Hills All Within Easy Reach, Offering A Variety Of Leisure And Recreational Opportunities. This Desirable Location Combines Village-Style Living With Strong Connectivity, Making It A Popular Choice For Families And Professionals Alike.

- Overfields Primary School - 21 Minute Walk, 9 Minute Drive
- Saint Gabriels Catholic Primary School - 21 Minute Walk, 6 Minute Drive
- Nunthorpe Academy - 23 Minute Walk, 4 Minute Drive
- Outwood Academy Ormesby - 26 Minute Walk, 8 Minute Drive

All Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

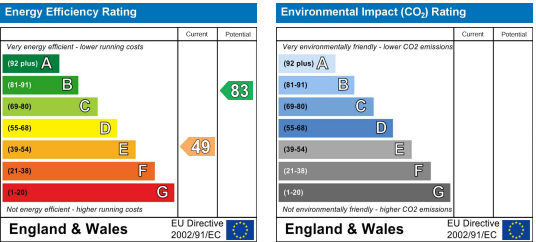
Area Map



Floor Plans



Energy Efficiency Graph



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