



Ormesby Road, TS25 1NF
3 Bed - House - Semi-Detached
£75,000

Council Tax Band: A
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Ormesby Road, TS25 1NF

*** PUBLIC NOTICE***

72 Ormesby Road
We are acting in the sale of the above property and have received an offer of £ 76,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** CHAIN FREE *** A deceptively spacious three bedroom SEMI DETACHED HOUSE set on a large corner plot. Located close to local amenities and main commuter routes, viewing is recommended. The property is in need of updating which is reflected in the asking price. Briefly comprising: entrance porch, hallway, lounge, dining room, kitchen, utility and downstairs toilet. To the first floor are three bedrooms and a family bathroom. Externally, the property occupies a generous corner plot with gardens to front and rear. The rear garden is of a generous size and offers the opportunity to extend, subject to the usual planning consents. The property would make an ideal investment opportunity and internal viewing comes highly recommended to appreciate the potential of this property. EPC RATING: E

GROUND FLOOR

ENTRANCE PORCH

3'6 x 4'10 (1.07m x 1.47m)

ENTRANCE HALLWAY

10'2 x 7'9 (3.10m x 2.36m)

LOUNGE

12'1 x 13'7 (3.68m x 4.14m)

DINING ROOM

8'11 x 10'11 (2.72m x 3.33m)

KITCHEN

10'10 x 10'6 (3.30m x 3.20m)

UTILITY

4'11 x 7'1 (1.50m x 2.16m)

DOWNSTAIRS TOILET

FIRST FLOOR

LANDING

BEDROOM 1

12'1 x 11'7 (3.68m x 3.53m)

BEDROOM 2

9' x 13'2 (2.74m x 4.01m)

BEDROOM 3

10' x 10' (3.05m x 3.05m)

FAMILY BATHROOM

5'5 x 8'5 (1.65m x 2.57m)

NB 1

All services/appliances have not and will not be tested.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Approximate total area⁽¹⁾

1017 ft²
94.3 m²

Reduced headroom

12 ft²
1.1 m²

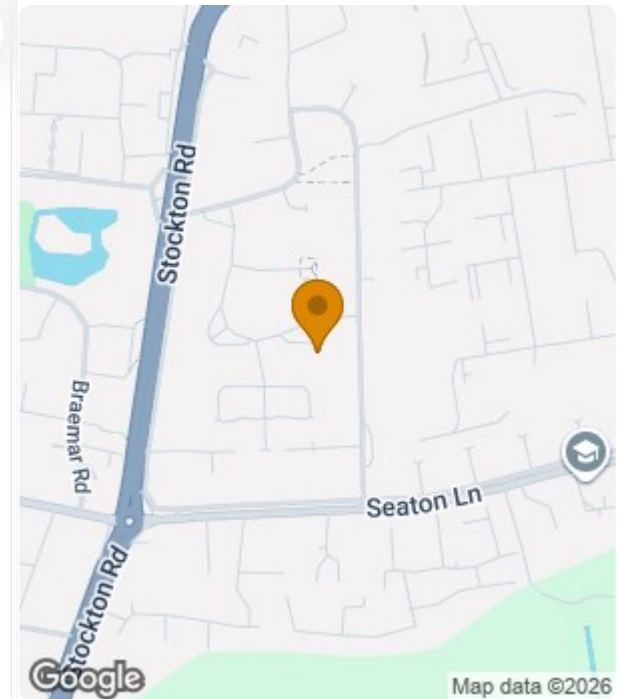
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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