



Orchard Way, Ormesby, Middlesbrough, TS7 9BU Council Tax Band: D
4 Bed - House - Semi-Detached
£230,000 EPC Rating:
Tenure: Freehold



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FRIENDS**
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This four bedroom semi detached house is far larger than appears and must be viewed internally to be fully appreciated. Tastefully upgraded and extended, this well presented property will certainly appeal to a variety of potential buyers. Located within this popular area of Ormesby and set on a generous plot with a larger rear garden and also benefiting from 4 bedrooms, ensuite, luxurious family bathroom, extended kitchen, utility and ground floor WC. The accommodation briefly comprises entrance porch, hallway, lounge, dining room, re-fitted kitchen, utility room and cloakroom WC. To the first floor, four bedrooms, ensuite and a large family bathroom/WC which has been re-fitted with a luxurious white suite. Externally there is a paved enclosed front garden providing off street parking facilities, and leads to the integral garage. The larger rear garden is enclosed with a paved patio areas.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1512 ft²
140.4 m²

(1) Excluding balconies and terraces

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		
(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	

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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