



Endeavour Drive, Ormesby, TS7 9NN
3 Bed - Bungalow - Detached
£255,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: C



SMITH &
FRIENDS
ESTATE AGENTS

Endeavour Drive Ormesby Middlesbrough TS7 9NN

Smith & Friends are delighted to offer to the market for sale this rare to the market three bedroom detached bungalow, situated within a quiet cul-de-sac position Ormesby. The property has the benefit of a fantastic plot est around 0.17 acres and viewings come highly recommended to fully appreciate.

The property boasts a spacious living room with gas fire, a well-appointed kitchen with a "Hotpoint" double oven with "Becko" Hob and a integrated dish washer, fridge and washing machine, a modern shower room and three bedrooms (one has French doors leading to the garden). Externally to the front of the property is a well kept garden which has a hedge boundary providing a high degree of privacy with a driveway to the side providing ample parking leading to the garage. To the rear of the property is an impressive garden which is mainly laid to lawn, with several mature fruit trees and raised wooden beds perfect for keen gardeners who enjoy growing their own vegetables. Along the perimeter, is fencing providing a high degree of privacy to the rear aspect. There is also the added benefit of an external summer room which can be used for multiple purposes including an outside office or relaxing space.



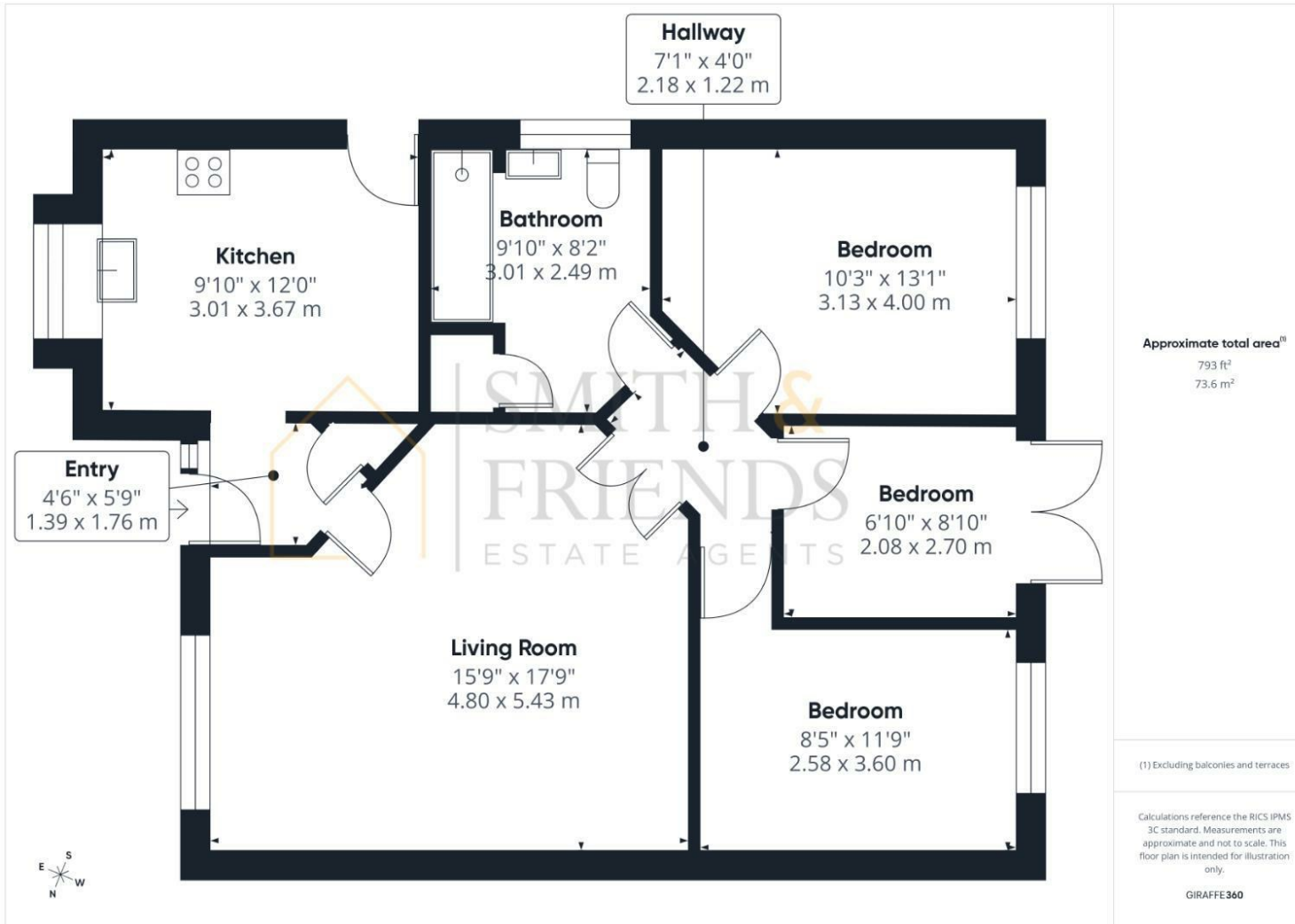












| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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