**Springbank Road, Ormesby, Middlesbrough, TS7 9EL**
**4 Bed - House - Semi-Detached**
**£199,950**

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

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# Springbank Road, Ormesby, TS7 9EL

Nestled on the lovely Springbank Road in Ormesby, Middlesbrough, this delightful 4/5 bedroom semi-detached house presents an excellent opportunity for families and first time buyers alike. The property is conveniently located within a popular area, ensuring easy access to local amenities, and is offered with no chain involved, making it an ideal choice for those looking to move swiftly.

Upon entering, you are greeted by a welcoming hallway that leads to a generously sized living room/dining room. The well-appointed kitchen is a notable feature, providing ample space and direct access to the rear garden. From the rear garden, the sunroom can be accessed enhancing the outdoor living experience.

The first floor boasts four well-proportioned bedrooms, one of which offers access to an additional room, providing flexibility for use as a study, dressing room or nursery. This layout is particularly appealing for families seeking further space.

Externally, the property benefits from a block-paved driveway that accommodates parking, complemented by walled boundaries and a pebbled area. The rear garden is a true highlight, featuring a beautifully enclosed space predominantly laid to lawn, adorned with mature shrubs and trees that offer a high degree of privacy. This tranquil setting is perfect for outdoor gatherings or simply enjoying the fantastic views.

Viewings are highly recommended to fully appreciate the spacious living accommodation and the delightful outdoor space this property has to offer. Don’t miss the chance to make this lovely house your new home.

Please note the property also has leased solar panels, please refer to the office for further information.

Ground Floor

Floor 1

Approximate total area(1)

1168 ft²

108.6 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.

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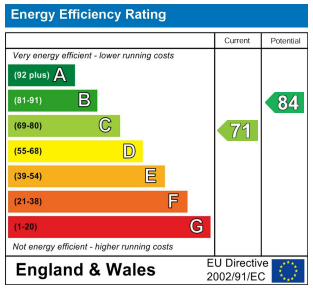


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

**26 Stokesley Road, Marton, Middlesbrough, TS7 8DX**

**Tel: 01642 313666**

**middlesbrough@smith-and-friends.co.uk**

**www.smith-and-friends.co.uk**

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