



Located on the highly desirable Dew Lane, just off Church Lane in the heart of Ormesby, this impressive and versatile home offers generous living space throughout and excellent potential to adapt the layout to suit a variety of lifestyles.

The ground floor is both spacious and welcoming, featuring a grand entrance hallway that sets the tone for the rest of the property. There is a comfortable lounge ideal for relaxing or entertaining, a modern fitted kitchen with ample storage and worktop space, and a contemporary bathroom finished to a high standard. The current layout also includes two well-proportioned double bedrooms on the ground floor, making the property suitable for flexible living arrangements, including multigenerational living or home working.

To the upper level, the property benefits from two loft rooms, currently used by the owner as an additional bedroom and a hobby/dressing room. These rooms further enhance the flexibility of the home and provide valuable extra space for a range of uses.

Externally, the property truly shines. The magnificent rear garden is generous in size and beautifully maintained, offering a peaceful retreat with a charming seating area positioned at the far end—perfect for outdoor dining, entertaining, or simply enjoying the surroundings. To the front and side, there is a detached garage and a driveway providing ample off-street parking.

Dew Lane, Ormesby, Middlesbrough, TS7 9AR

4 Bed - Bungalow

£255,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

Hallway
Lounge
Kitchen
Bathroom
Bedroom
Bedroom
Lobby
Upper level
Bedroom
Bedroom
External



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
Energy efficient	(81-91) B		
Good	(69-80) C		
Standard	(55-68) D		
Below average	(39-54) E		
Poor	(21-38) F		
Very poor	(1-20) G		
Not energy efficient - higher running costs			
England & Wales			75
EU Directive 2002/91/EC			