



ROBINSONS  
SALES

Woodley Grove, Ormesby, TS7 9HW  
3 Bed - House - Semi-Detached  
Chain Free £165,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Woodley Grove Ormesby, TS7 9HW

NEW INSTRUCTION - 3 Bedrooms, 4 Reception Rooms, 2 Bathrooms, Popular Location -  
Please call the office for more details and viewings : 01642 313666





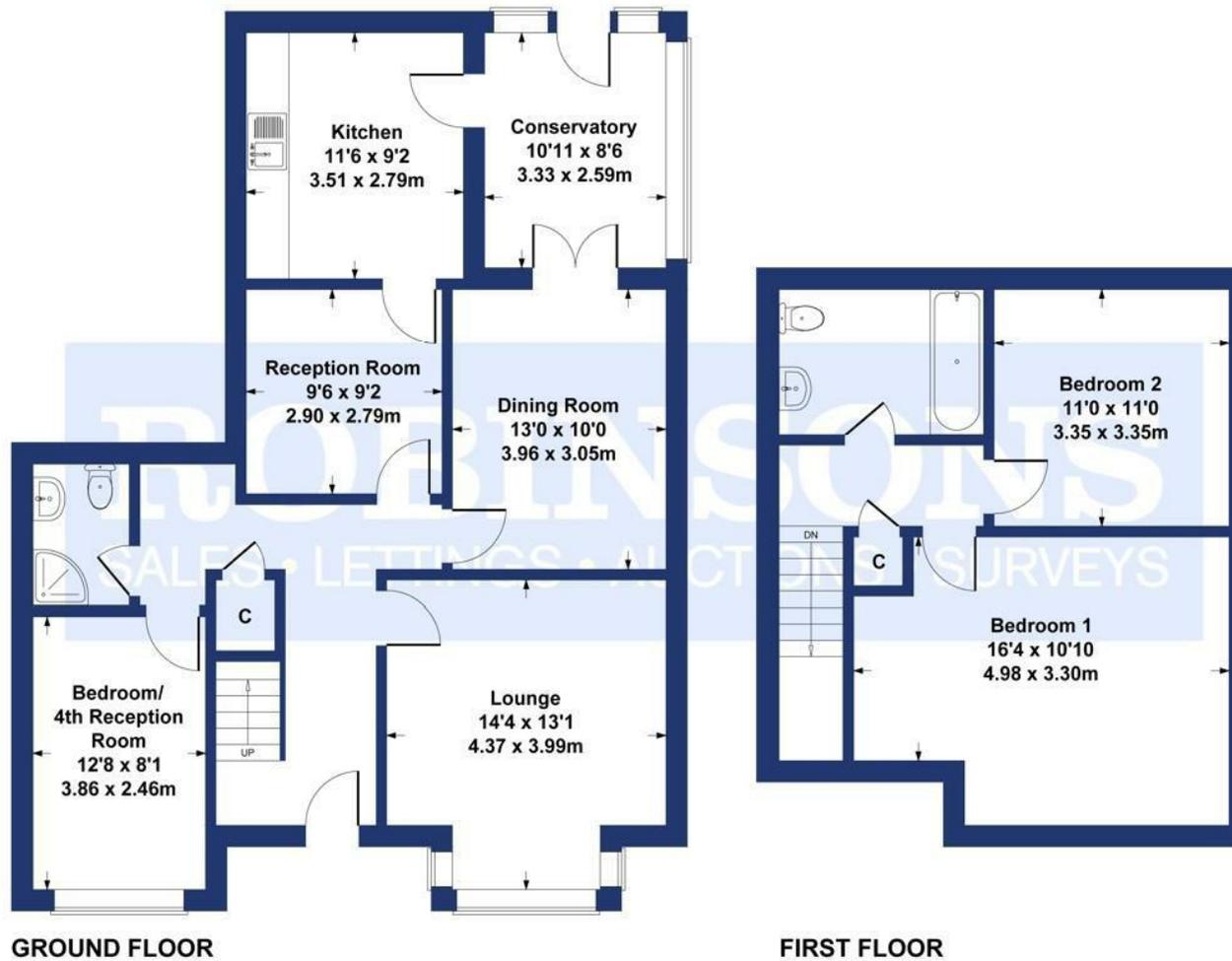






# Woodley Grove

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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