



Welburn Grove, Ormesby, TS7 9BN
3 Bed - House - Semi-Detached
£255,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Welburn Grove

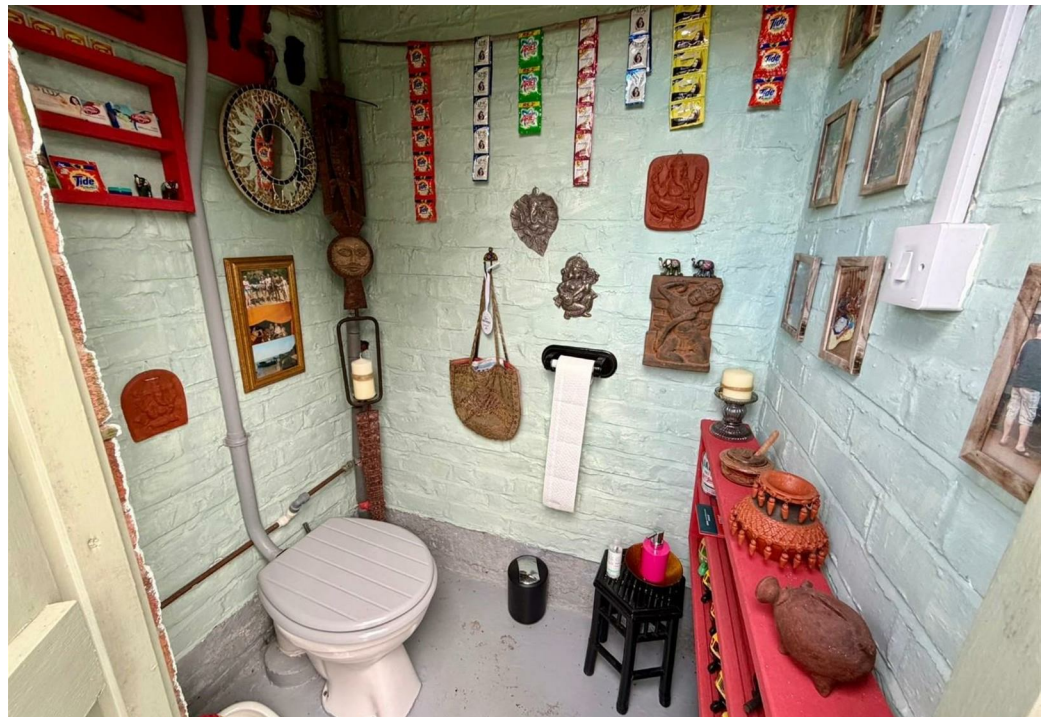
Ormesby Middlesbrough TS7 9BN

Smith and Friends are delighted to offer FOR SALE this much improved and immaculately presented three bedroom semi-detached home. Tastefully remodelled this property will certainly appeal to a variety of potential buyers with its generously proportioned rooms and versatile layout. Positioned on a favourable plot within this popular area of Ormesby, close to main commuter routes and local amenities. The accommodation briefly comprises of: Entrance hall, modern fitted kitchen with a range of integrated appliances, opening into the spacious lounge and dining area with French doors to the rear garden. The first floor has access to the fully boarded loft, three good sized bedrooms and a luxurious four piece family bathroom. Externally the enclosed rear garden affords a good degree of privacy and has been meticulously maintained. The garden is mainly laid to lawn with well stocked borders containing mature shrubs and trees. Sunny patio areas, bar and summerhouse make this an ideal area for our door entertaining. The enclosed front garden is laid to lawn with a lengthy concrete print driveway provides off street parking for numerous cars and leads to the detached garage.











GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN

17'7 x 7'7 (5.36m x 2.31m)

DINING AREA

35"5 x 12'2

LOUNGE

35"5 x 12'2 (10.67m'1.52m x 3.71m)

FIRST FLOOR

LANDING

BEDROOM

17'10 x 10'3 (5.44m x 3.12m)

BEDROOM

11'1 x 11'5 (3.38m x 3.48m)

BEDROOM

8'5 x 7'7 (2.57m x 2.31m)

FAMILY BATHROOM

EXTERNALLY







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1108 ft²
103 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.

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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