



SMITH & FRIENDS are delighted to offer to the market this well presented three bedroom semi detached property situated in Ormesby and within close proximity to local amenities. The spacious living accomodation briefly comprises; entrance hall with stairs to the first floor, living room/dining area, fitted kitchen, three first floor bedrooms and bathroom suite. Externally to the front of the property is a driveway for one vehicle leading to a single garage. To the rear is an enclosed garden. Please call the office for further information.

Orchard Way, Ormesby, Middlesbrough, TS7 9BU

3 Bed - House - Semi-Detached

£185,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



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		
(81-91) B		75
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		