

FARBANK ROAD, ORMESBY, MIDDLESBROUGH, TS7 9EG



- ▲ A Three Storey Three Bedroom Semi Detached House
- ▲ Popular Location Within Ormesby
- ▲ Two Reception Rooms
- ▲ Conservatory
- ▲ Fitted Kitchen

- ▲ Three Double Bedrooms
- ▲ Driveway to Single Garage
- ▲ Lovely Views Across Teesside & Beyond to the Rear
- ▲ Easy to Maintain Rear Garden

£163,000

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A well-presented three bedroom semi-detached house offering accommodation over three floors and featuring three double bedrooms, two reception rooms, conservatory, fitted kitchen, fabulous views across Teesside and beyond to the rear elevation, driveway and single garage. Please call our Nunthorpe office to arrange your viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 3.94m x 3.07m (12'11" x 10'1")

KITCHEN - 3.66m x 2.51m (12' x 8'3")

With a smart range of shaker design fitted wall and floor units, complementing work surfaces, electric oven and electric hob, plumbing for washing machine and dishwasher, and side external door.

DINING ROOM - 3.53m x 3.05m (11'7" x 10')

With French doors to the conservatory.

CONSERVATORY - 2.92m x 2.74m (9'7" x 9')

With French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - 4.32m x 2.97m (14'2" x 9'9")

BEDROOM TWO - 3.33m x 2.92m (10'11" x 9'7")

BATHROOM - 1.93m x 1.68m (6'4" x 5'6")

White suite comprising bath with shower over, low level WC, wash hand basin and part tiled walls.

SECOND FLOOR

BEDROOM THREE - 4.32m x 3.43m (14'2" x 11'3")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING, GARAGE & GARDEN - Externally there is a driveway to the side elevation leading to a single garage and to the rear there is an easy to maintain garden with gravel and raised decked area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DP/LS/NUN220416/0202026

Council Tax Band: B **Tenure:** Freehold

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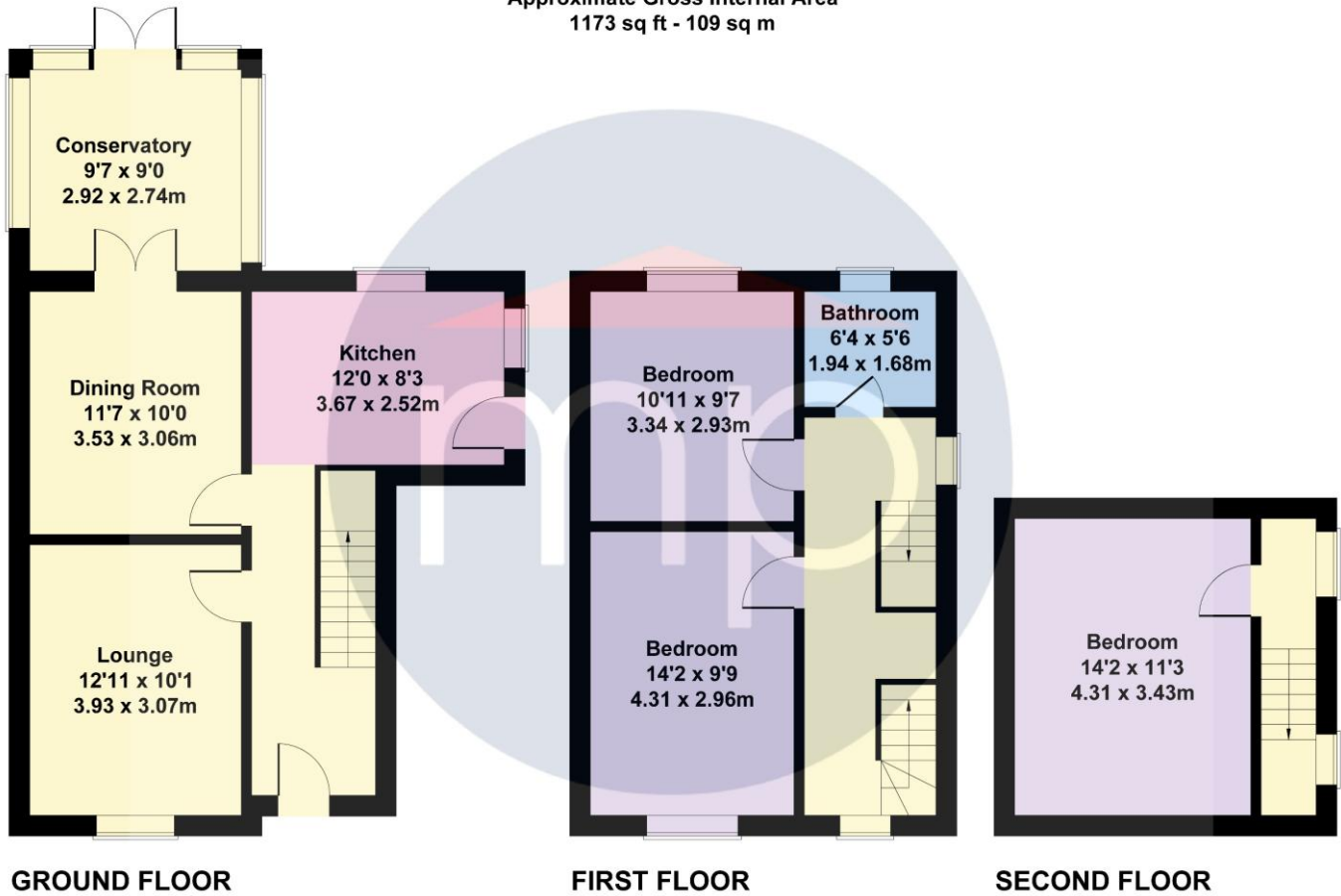


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Farmbank Road

Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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