

POPPY CLOSE, ORMESBY, MIDDLESBROUGH, TS7 9JG



- ▲ A Well Presented Three Bedroom Home
- ▲ Built by Gleeson Homes in 2013
- ▲ Cul-De-Sac Position
- ▲ Beautifully Presented Rear Garden
- ▲ Driveway to Garage
- ▲ 16ft Modern Fitted Kitchen
- ▲ Modern Family Bathroom

- ▲ Popular Location Within Ormesby with Access to a Range Amenities
- ▲ Easy Access to Overfields Primary School & St Gabriels Catholic Primary School
- ▲ Please Note This Property Cannot Be Sold to An Investor & Must Be Owned for Five Years Before It Can Be Rented Out
- ▲ Early Viewing Advised

£135,000

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A beautifully presented three bedroom semi-detached house located within the popular area of Ormesby. Built by Gleeson Homes in 2013 and featuring a modern fitted kitchen, lounge with French doors to the generous well-presented rear garden, modern family bathroom and driveway to single garage. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

GROUND FLOOR WC

With low level WC and wash hand basin.

KITCHEN - 4.93m x 2.06m (16'2" x 6'9")

With a modern range of fitted wall and floor units, complementing work surfaces, electric oven and hob, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas central heating boiler, space for freestanding fridge freezer and space for table and chairs.

LOUNGE - 4.14m x 3.3m (13'7" x 10'10")

With French doors opening to the private rear garden.

FIRST FLOOR

BEDROOM ONE - 4.14m x 2.44m (13'7" x 8')

A double bedroom to the front of the property.

BEDROOM TWO - 3.86m x 2.2m (12'8" x 7'3")

A double bedroom with views over the rear garden.

BEDROOM THREE - 2.77m x 1.85m (9'1" x 6'1")

A single bedroom overlooking the rear garden.

SHOWER ROOM - 2.2m x 1.83m (7'3" x 6')

Modern suite comprising double shower enclosure, low level WC, wash hand basin and heated towel rail.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS & PARKING

To the front there is a small lawned garden and a gravelled driveway leading to the garage. To the rear there is a beautifully presented, private and spacious garden with patio areas, greenhouse and well stocked borders.

GARAGE

With up and over remote control door, power, lighting, single access door to the rear garden, and outside tap.

AGENT NOTE:

Please note this property cannot be sold to an investor and must be owned for five years before it can be rented out.

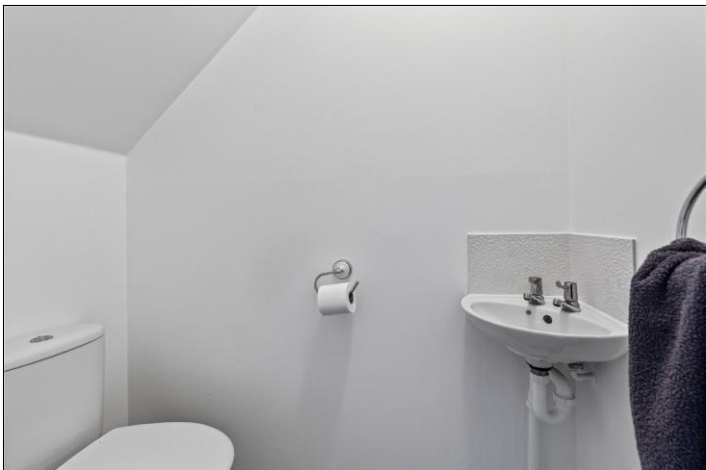
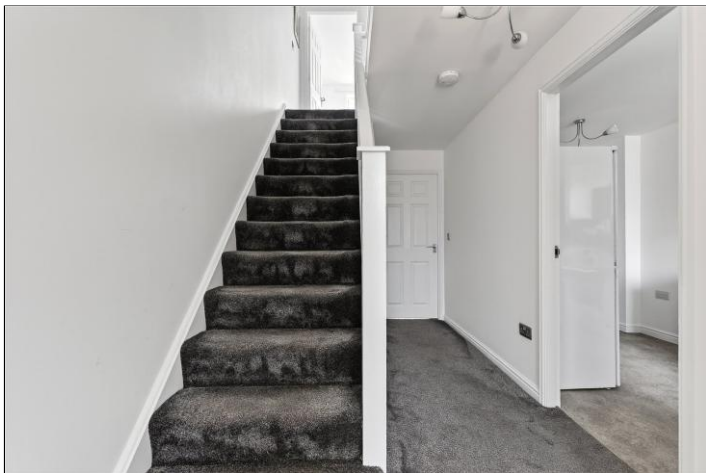
BUYERS IDENTIFICATION CHECK(S)

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/NUN240709/05082026

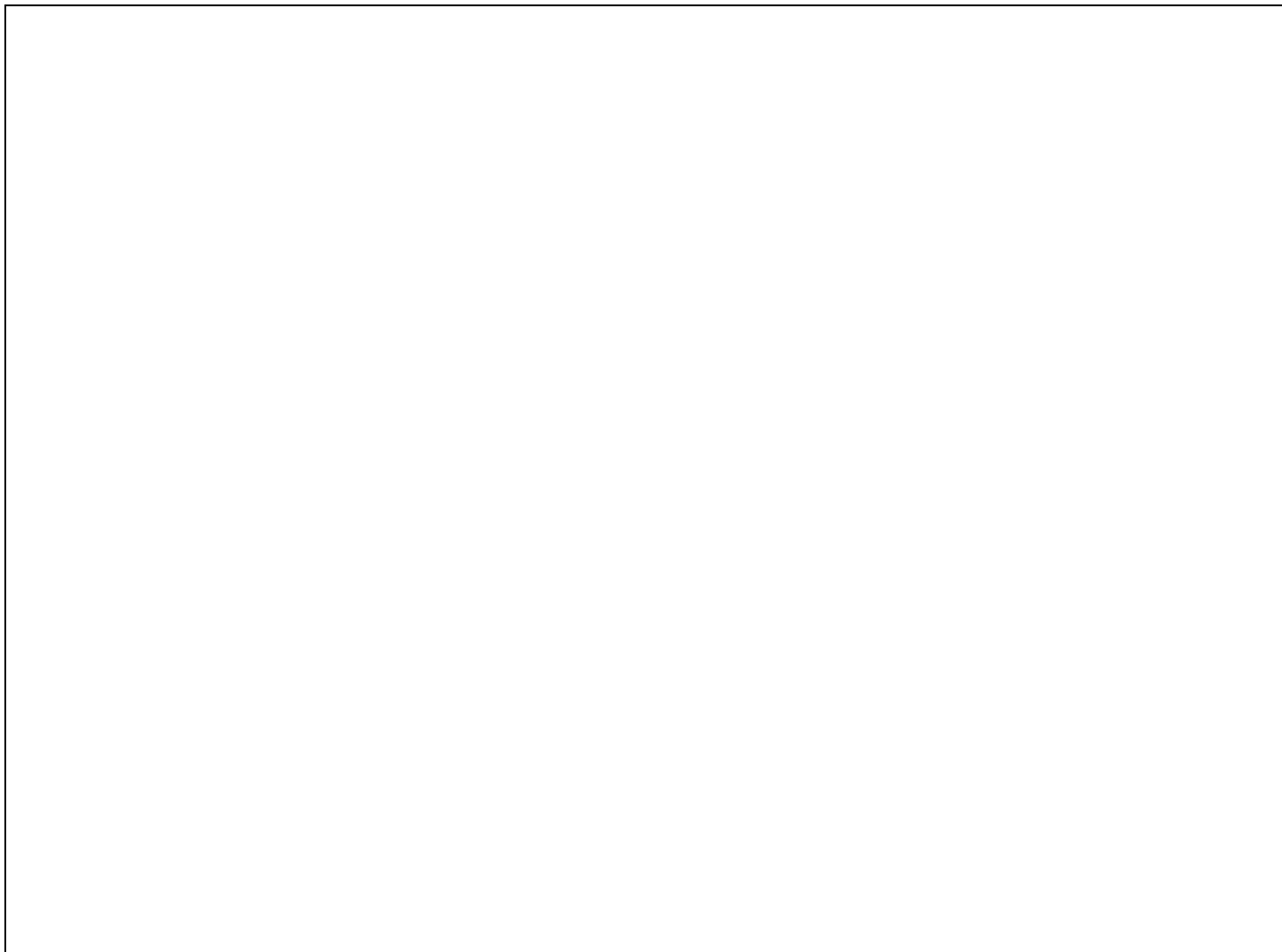
Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on
Tel: **01642 955625**

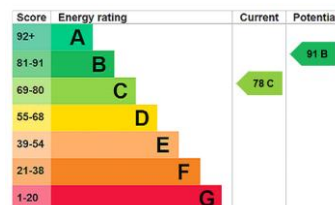


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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