

PREMIER ROAD, ORMESBY, MIDDLESBROUGH, TS7 9AZ



- ▲ Offered For Sale with No Forward Chain
- ▲ A Three Bedroom Terraced House
- ▲ Popular Location
- ▲ Extended Open Plan Kitchen Diner

- ▲ Separate Living Room
- ▲ Ground Floor Wet Room
- ▲ Enclosed Rear Garden
- ▲ Garage to the Rear

Offers Over £100,000

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Offered for sale with no forward chain, a three bedroom terraced house featuring a spacious open plan kitchen diner, separate living room, ground floor wet room, enclosed easy to maintain garden and a garage to the rear. Please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 4.31m x 3.10m (14'2" x 10'2")

Opening to ...

OPEN PLAN KITCHEN DINER - 7.11m x 2.57m (23'4" x 8'5")

With side external door and storage cupboard.

WET ROOM - 1.52m x 2.08m (5' x 6'10")

Modern suite with vanity wash hand basin, low level WC and shower.

FIRST FLOOR

BEDROOM ONE - 4.82m (15'10") x 3.50m (11'6") plus bay

BEDROOM TWO - 3.40m x 2.69m (11'2" x 8'10")

BEDROOM THREE - 2.38m x 2.09m (7'10" x 6'10")

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

Externally there is an easy to maintain garden to the front with hedge boundary, enclosed low maintenance garden to the side and access to the garage from the rear.

AGENTS REF: - DP/LS/NUN240727/29042026

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

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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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