

LYNDHURST GARDENS, ORMESBY BANK, MIDDLESBROUGH, TS7 9BE



- ▲ A Modern Three Bedroom Detached House Built by Mandale Homes
- ▲ Generous Size Rear Garden
- ▲ Driveway to the Front Elevation
- ▲ Modern Fitted Kitchen Diner with Bi-Folding Doors to the Rear
- ▲ Separate Utility Room & Ground Floor WC
- ▲ Separate Living Room
- ▲ Modern Family Bathroom
- ▲ Three Generous Size Bedrooms, Master Bedroom with En-Suite Shower Room
- ▲ Early Viewing Advised

£184,500

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A modern three bedroom detached house built by Mandale Homes occupying a lovely plot with a driveway to the front elevation and a generous enclosed garden to the rear. Internal features include a spacious open plan modern kitchen diner with bi-folding doors to the rear garden, separate utility room, ground floor WC, three generous size bedrooms, master with en-suite shower room and a modern family bathroom. Please call our Nunthorpe office to arrange a viewing at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL - 6.22m x 1.91m (20'5" x 6'3")

With staircase to the first floor and large storage.

GROUND FLOOR WC - With low level WC and wash hand basin.

LOUNGE - 4.33m (14'2") plus bay x 3.04m (10')

With bay window to the front elevation and attractive fire surround with inset fire.

OPEN PLAN KITCHEN DINER - 5.04m x 3.09m (16'6" x 10'2")

With a modern range of fitted wall and floor units, complementing granite work surfaces, electric oven, gas hob with extractor, integrated fridge, freezer and dishwasher, tiled floor, spotlighting and bi-folding doors open to the rear garden.

UTILITY ROOM

With work surface, plumbing for washing machine and dryer, tiled floor and side external door.

FIRST FLOOR

BEDROOM ONE - 3.50m x 3.06m (11'6" x 10')

With fitted wardrobes.

EN-SUITE - 1.75m x 1.87m (5'9" x 6'2")

Modern white suite comprising shower cubicle, low level WC, wash hand basin, tiled floor and part tiled walls.

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BEDROOM TWO - 2.89m x 3.10m (9'6" x 10'2")

With fitted wardrobes

BEDROOM THREE - 2.10m x 3.1m (6'11" x 10'2")

BATHROOM - 2.34m x 1.71m (7'8" x 5'7")

Three-piece suite comprising bath with shower over, low level WC, vanity wash hand basin, part tiled walls and tiled floor.

LANDING

With two storage cupboards.

EXTERNALLY

PARKING & GARDEN

Externally there is a driveway to the front elevation and a wall boundary and to the rear there is a generous size garden laid to lawn with patio 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/NUN250279/29052025

Council Tax Band: D **Tenure:** Freehold

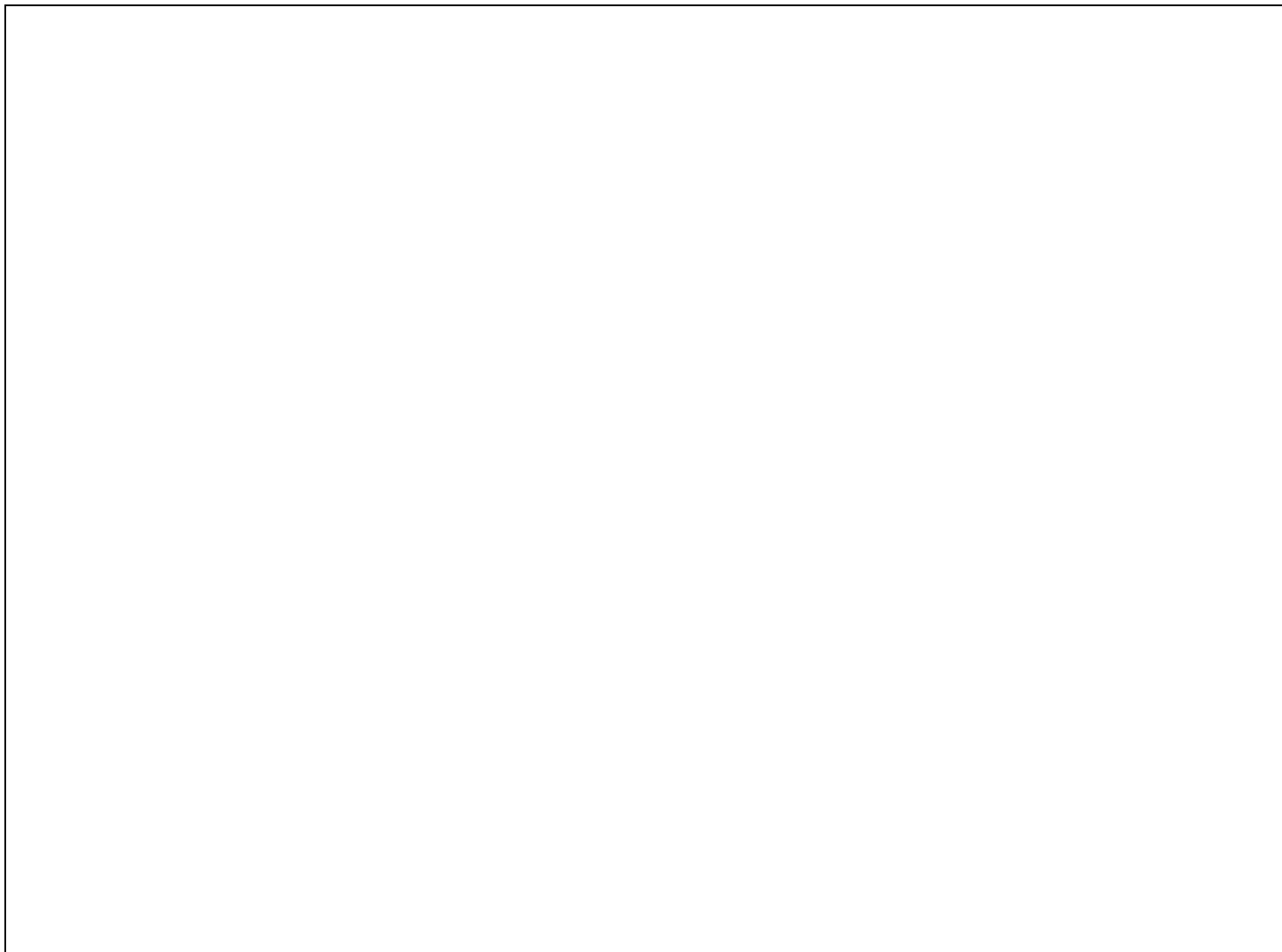
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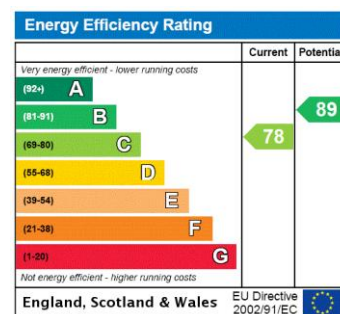


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