

# BROOKSBANK ROAD, ORMESBY, MIDDLESBROUGH, TS7 9EQ



- ▲ A Two Bedroom Semi Detached Bungalow Located in a Popular Area of Ormesby
- ▲ Modern Fitted Kitchen & Bathroom
- ▲ Two Generous Size Bedrooms

- ▲ Spacious Living Room
- ▲ Resin Driveway
- ▲ Single Garage
- ▲ Tiered Landscaped Rear Garden
- ▲ No Forward Chain

**Offers Over £150,000**

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Offered for sale with no forward chain, a spacious two bedroom semi-detached bungalow in excellent move in condition and located within a popular area of Ormesby. Features include a modern fitted kitchen with integrated appliances, modern bathroom, spacious living room, two generous size bedrooms, landscaped rear garden, resin driveway and single garage. Please call our Nunthorpe Office to arrange your viewing appointment today.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

##### **BATHROOM - 2.09m x 1.68m (6'10" x 5'6")**

White suite comprising bath with shower over and screen, low level WC, wash hand basin, heated towel rail and storage cupboard.

##### **BEDROOM ONE - 4.82m x 3.16m (15'10" x 10'4")**

With bay window to the front elevation.

##### **BEDROOM TWO - 3.06m x 2.99m (10' x 9'10")**

With cupboard housing the Baxi combination central heating boiler.

##### **LOUNGE/DINING AREA - 3.64m x 6.38m (11'11" x 20'11")**

With single access door to the rear elevation.

##### **KITCHEN - 2.45m x 3.68m (8' x 12'1")**

With a modern range of fitted wall and floor units, complementing work surfaces, electric oven, electric hob with extractor over, integrated fridge and freezer, dishwasher and plumbing for washing machine. Vertical design radiator and spotlighting.

**TO VIEW:** Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS

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**EXTERNALLY**

**PARKING, GARAGE & GARDEN**

Externally to the front there is a resin driveway offering parking for approximately two cars and leading to a single garage. To the rear there is a tiered landscaped garden with sleeper borders and astro turf.

**AGENTS REF:** - DP/LS/NUN250738/16122025

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

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Tel: **01642 955625**





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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