

# WETHERBY GREEN, ORMESBY, MIDDLESBROUGH, TS7 9LB



- ▲ Offered For Sale with No Forward Chain
- ▲ Ideal for a First Time Buyer or Investor
- ▲ A Three Bedroom Terraced House
- ▲ Open Plan Kitchen Diner to the Rear
- ▲ Garden Room
- ▲ Ground Floor WC
- ▲ Three Generous Size Bedrooms
- ▲ Front & Rear Gardens
- ▲ Early Viewing Advised

**Offers Over £70,000**

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Offered for sale with no forward chain and ideal for a first time buyer or investor, a three bedroom terraced house featuring an open plan kitchen diner to the rear, garden room, ground floor WC, three generous size bedrooms and gardens to the front and rear. Early viewing is advised.

#### **GROUND FLOOR**

#### **ENTRANCE HALL**

**WC - 1.79m x 0.74m (5'10" x 2'5")**

**LOUNGE - 4.39m x 3.92m (14'5" x 12'10")**

**KITCHEN DINER - 5.32m x 3.70m (17'5" x 12'2")**

With a range of fitted wall and floor units, complementing work surfaces and patio door to the garden room.

**GARDEN ROOM - 3.08m x 1.74m (10'1" x 5'9")**

With side external door.

#### **FIRST FLOOR**

**BEDROOM ONE - 3.91m x 2.88m (12'10" x 9'5")**

With storage cupboard.

**BEDROOM TWO - 3.26m x 3.03m (10'8" x 9'11")**

With built-in airing cupboard and wardrobe.

**BEDROOM THREE - 2.41m x 2.91m (7'11" x 9'7")**

**BATHROOM - 1.67m x 1.96m (5'6" x 6'5")**

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

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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**EXTERNALLY**

**GARDENS**

Gated garden to the front elevation and enclosed garden to the rear with brick outhouse.

**AGENTS REF:** - DP/LS/NUN260259/15042026

**Council Tax Band:** A      **Tenure:** Freehold

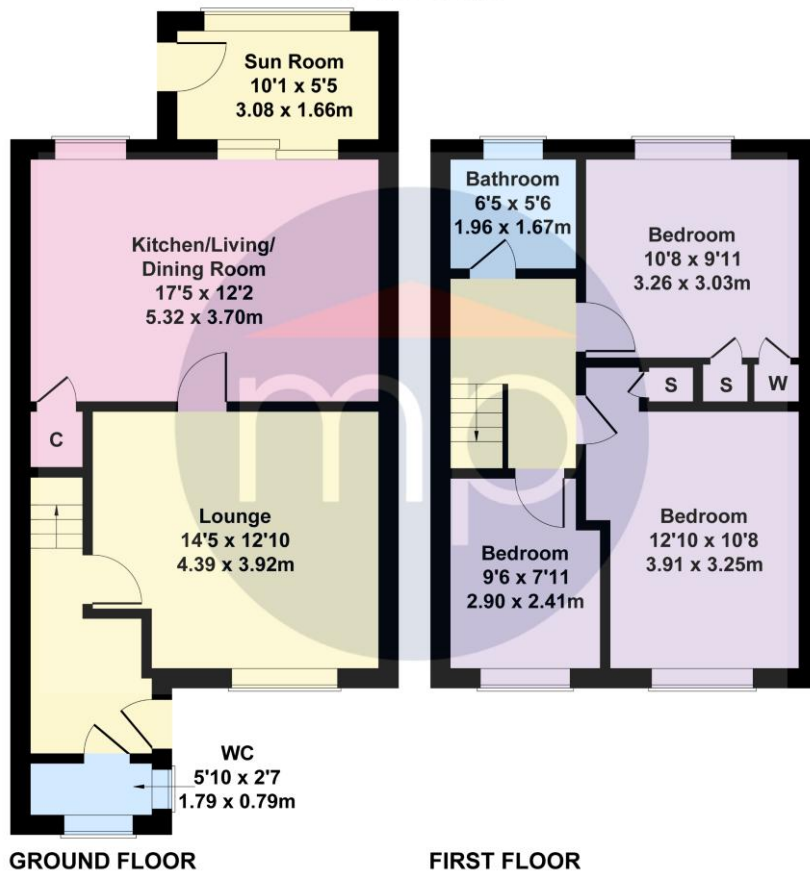
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Tel: **01642 955625**



### Wetherby Green

Approximate Gross Internal Area  
1001 sq ft - 93 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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