

## PRITCHETT ROAD, ORMESBY, MIDDLESBROUGH, TS3 0NG



- ▲ Chain Free Sale!
- ▲ Extended Three Bedroom Semi
- ▲ Private Westerly Facing Rear Garden
- ▲ Ideal For Young Couples & First Time Buyers Looking for That Space A Family Require
- ▲ Gas Central Heating with A Quality Baxi Combi Boiler
- ▲ Off Street Parking on A Concrete Print Driveway
- ▲ Three Good Sized Bedrooms
- ▲ Scope to Add Ground Floor WC
- ▲ Log Burner

**£194,950**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Chain free sale!

This three bedroom semi offers an extension added by the owners making it ideal for young couples and first time buyers looking for that space a family require.

Notable features include gas central heating, rear kitchen extension, scope to add ground floor WC, off street parking on a concrete print driveway, private westerly facing rear garden and three good sized bedrooms.

The property comprises entrance hall, lounge/diner, kitchen and reception room. On the first floor there are three bedrooms and a family bathroom.

**GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door, radiator and staircase to the first floor.

**LOUNGE/DINER - 6.8m (22'4") x 4.2m (13'9") reducing to 3.7m (12'2")**  
With two radiators and a log burner.

**KITCHEN - 3.4m x 3.7m (11'2" x 12'2")**

With woodgrain effect shaker design wall, drawer, and floor units, granite worktop, five ring Rangemaster gas cooker, sink unit, space for fridge freezer, washing machine and dryer, and radiator.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.6m x 4.2m (11'10" x 13'9")**

With radiator.

**BEDROOM TWO - 3m x 3.3m (9'10" x 10'10")**

With radiator.

**BEDROOM THREE - 2.9m x 2m (9'6" x 6'7")**

With radiator.

**BATHROOM - 1.8m x 1.7m (5'11" x 5'7")**

With close coupled WC, vanity wash hand basin with mixer tap and bath with overhead shower.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# PRITCHETT ROAD, TS3 0NG

## EXTERNALLY

**PARKING & GARDEN** - To the front there is off street parking for multiple cars on a concrete print driveway and to the rear there is a fence enclosed garden 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:** - TM/LS/NUN260377/17062026

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

**TO VIEW:** Contact our Middlesbrough office on  
Tel: 01642 254222



PRITCHETT ROAD, TS3 0NG

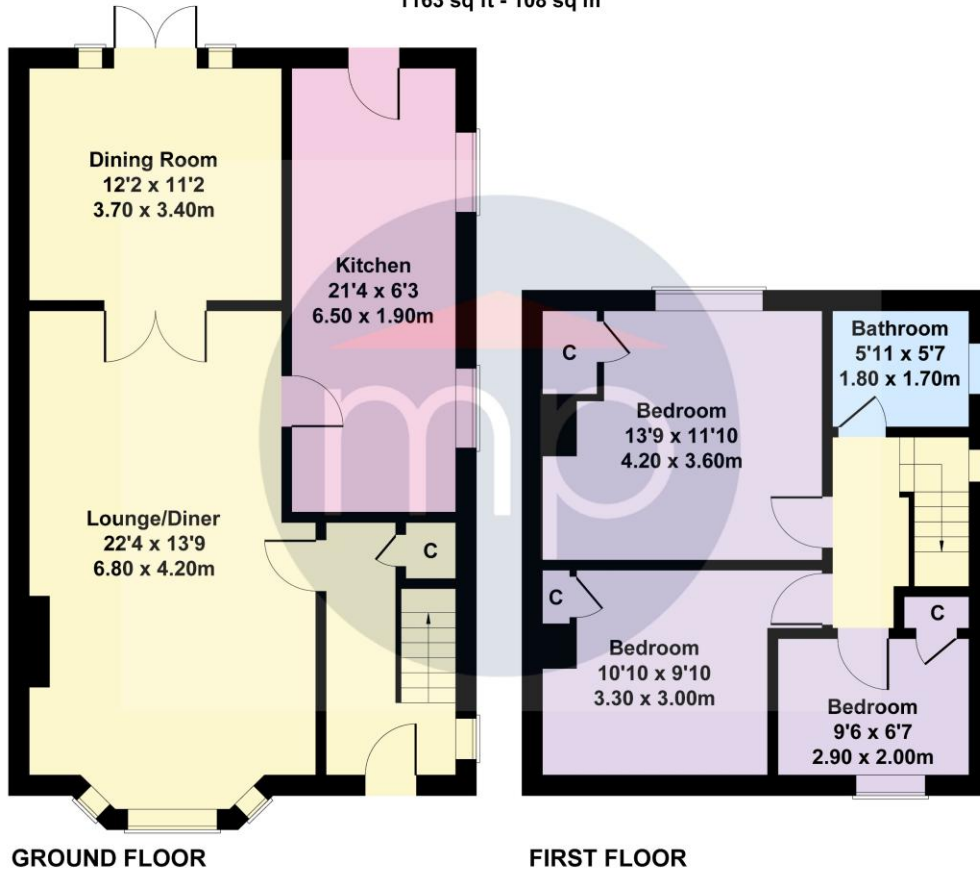


Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

### 32 Pritchett Road

Approximate Gross Internal Area  
1163 sq ft - 108 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.



**TO VIEW:** Contact our Middlesbrough Office on Tel: **01642 254222**  
64-66 Borough Road, Middlesbrough, TS1 2JH