



Woodley Grove, Ormesby Middlesbrough TS7 9HY

welcome to

Woodley Grove, Ormesby Middlesbrough

Situated in the popular TS7 area, this well-presented home offers spacious and modern living throughout, making it ideal for families and first-time buyers alike.

Entrance Hall

Enter through UPVC double glazed door into hallway, UPVC double glazed stained glass window to front, staircase to first floor, radiator.

Downstairs Bathroom

Bath with hand held shower attachment, toilet, shower cubicle, UPVC double glazed window to side, wash hand basin, radiator.

Dining Room

14' 8" x 7' 7" (4.47m x 2.31m)

UPVC double glazed window to front, radiator.

Kitchen

8' 8" x 10' 11" (2.64m x 3.33m)

Range of base and wall units with complementary work surfaces, plumbing for washing machine, radiator, UPVC double glazed window to side, 1 1/2 bowl sink with draining board and mixer tap, four ring induction hob, integral electric oven, integral microwave, extractor unit.

Lounge

12' 11" max x 20' 7" into alcove (3.94m max x 6.27m into alcove)

UPVC double glazed windows to rear, UPVC double glazed patio doors leading to rear, decorative panelled walls, TV point, telephone point.

Landing

Access to bedrooms.

Bedroom 1

20' 11" x 9' (6.38m x 2.74m)

UPVC double glazed window to front and rear, built in wardrobes, radiator.

Bedroom 2

7' 5" x 9' 7" (2.26m x 2.92m)

UPVC double glazed window to front, radiator, built in storage.

Bedroom 3

10' 11" x 8' 11" (3.33m x 2.72m)

UPVC double glazed window to rear, radiator.

Externally Rear Garden

Landscaped rear garden, storage shed, patio seating area, turfed garden, not over looked from the back.

Front Garden

Driveway.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/MAR111791



welcome to

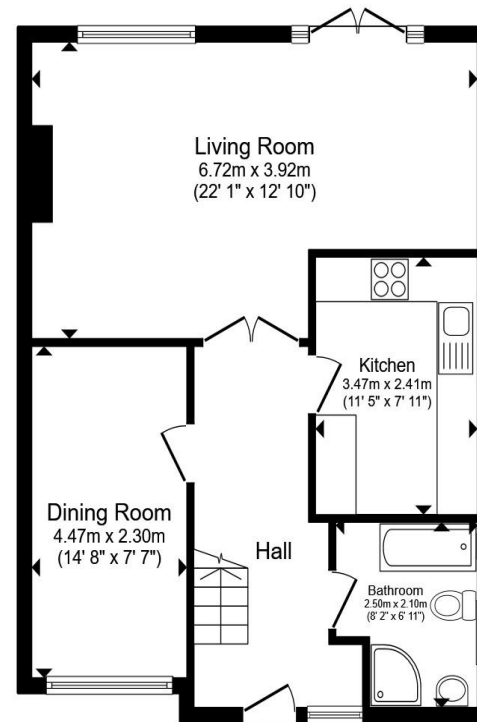
Woodley Grove, Ormesby Middlesbrough

- IDEAL FOR FIRST TIME BUYERS OR FAMILIES ALIKE
- MODERN KITCHEN
- SPACIOUS THROUGHOUT
- DRIVEWAY
- FRONT & REAR GARDEN

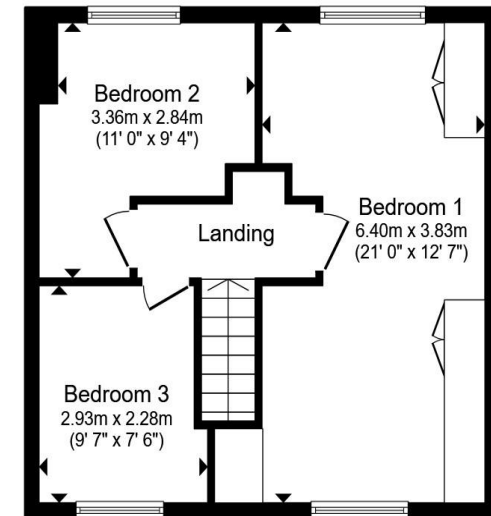
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£190,000



Ground Floor



First Floor

Total floor area 101.0 m² (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/MAR111791



Property Ref:
MAR111791 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk