



Spring Garden Lane, Ormesby, TS7 9HS
3 Bed - House - Detached
Reduced To £190,000

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Spring Garden Lane Ormesby, TS7 9HS

**** NO FORWARD CHAIN ** REDUCED **** Tastefully updated by the current owners, this deceptively spacious Three double bedroom detached property comes with viewing recommended. Its versatile layout will appeal to a variety of potential buyers, boasting a large lounge, open plan dining kitchen with useful utility and downstairs w.c. the 1st floor has three double bedrooms and a four piece family bathroom, enclosed rear garden, and a front garden with driveway and garage.

The property is located just off Ormesby bank within the catchment areas of well regarded schools, and adjacent to countryside walks.











Entrance Hall

uPVC DG glass panelled front door, radiator, fitted wooden cupboard with high finish to gas meter and staircase to 1st floor landing

Lounge

18'6" x 15'5" (5.65 x 4.72)

uPVC DG Bow window to front, living flame coal effect gas fire and radiator.

Open Plan Dining Kitchen

14'7" x 12'4" (4.47 x 3.76)

Dining Area

uPVC DG French doors opening onto the rear patio and radiator

Kitchen

Fitted with a range of Modern Wall base and drawer units with complimentary worktops and breakfast bar, inset stainless steel sink and drainer with mixer tap, fitted dishwasher, four ring hob with fan assisted oven, Space for Fridge and freezer door into utility.

Utility

11'9" x 5'4" (3.59 x 1.64)

plus lobby area, power and plumbing for washing machine, radiator, uPVC double glazed windows to side and rear. uPVC DG glass panelled door opening onto the rear garden.

W.C.

White Low level w.c. Tiled walls and flooring

Landing

uPVC double glazed window to side, radiator, access via retractable ladder to the part boarded loft space with electric light, built-in airing cupboard.

Bedroom 1

12'8" x 10'11" (3.88 x 3.33)

uPVC double glazed window to rear, fitted wardrobes, radiator and access to eaves storage space.

Bedroom 2

12'6" x 11'5" (3.83 x 3.50)

uPVC double glazed window to front radiator, access to eaves storage space.

Bedroom 3

10'4" x 9'3" (3.17 x 2.83)

uPVC double glazed window to front, radiator, additional wall cupboard and access to eaves storage space.

Family Bathroom

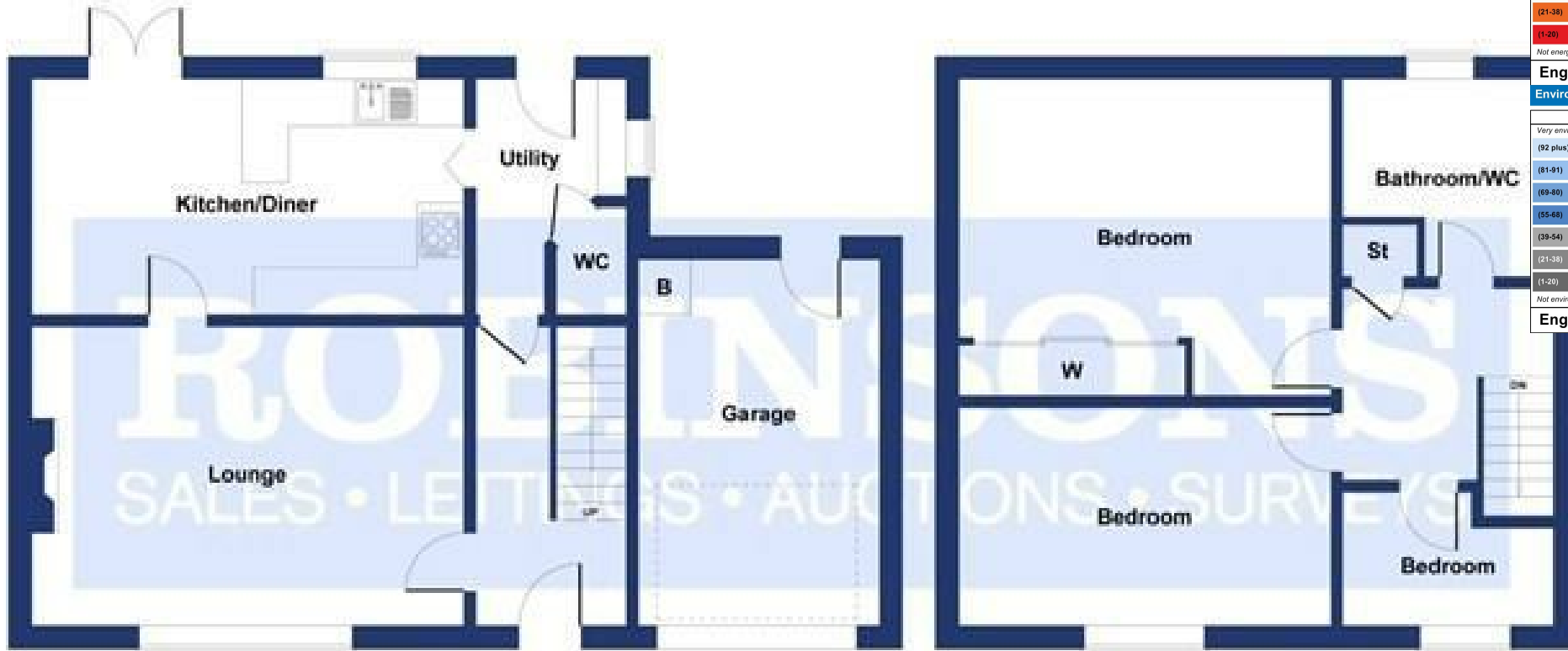
9'8" x 8'6" (2.96 x 2.60)

For Piece white and chrome suite with recently replaced double width walk in shower cubicle, panelled bath, pedestal wash hand basin and lowlevel w.c. Co ordinated tiled walls, uPVC DG window and radiator.

Externally

Enclosed rear garden is laid to lawn with established borders and patio area, the brick enclosed front garden is laid to lawn with a block paved driveway leading to the single garage (with up and over door, fitted in Worcester Bosch combi boiler, power & lighting)

Spring Garden Lane



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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