



**The Hall Close, Ormesby Middlesbrough TS7 9BY**

**welcome to**

## **The Hall Close, Ormesby Middlesbrough**

Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom end-terrace home provides spacious and versatile accommodation ideal for families, first-time buyers, or investors alike.

### **Entrance Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

### **Lounge**

14' 5" into bay x 13' 1" into recess ( 4.39m into bay x 3.99m into recess )

UPVC double glazed bay window to front, radiator, TV point, telephone point, gas fire and decorative fire surround.

### **Kitchen**

15' 5" x 9' 2" ( 4.70m x 2.79m )

Range of base units with breakfast bench, 1 1/2 bowl sink with draining board and mixer tap, recess for cooker, UPVC double glazed window to rear, vertical wall mounted radiator.

### **Utility Room**

7' 5" x 7' 6" ( 2.26m x 2.29m )

UPVC double glazed patio doors leading to rear garden, vertical wall mounted radiator, access to downstairs W/C, wall units.

### **Downstairs W/C**

Toilet, wash hand basin with mixer tap with under storage, boiler, UPVC double glazed window to rear.

### **Landing**

Void loft access.

### **Bedroom 1**

14' 6" into bay x 10' 1" ( 4.42m into bay x 3.07m )

UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

10' 2" x 9' 3" ( 3.10m x 2.82m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

6' 1" max x 9' ( 1.85m max x 2.74m )

UPVC double glazed window to front, radiator.

### **Bathroom**

Toilet, vanity unit with mixer tap and under storage, UPVC double glazed window to rear, bath, wall mounted shower, heated chrome towel rail, UPVC double glazed window to rear.

### **Externally Front Garden**

Driveway, turfed garden.

### **Rear Garden**

Small decking seating area, turfed garden, summer house.





***view this property online*** [mannersandharrison.co.uk/Property/MAR112336](https://mannersandharrison.co.uk/Property/MAR112336)



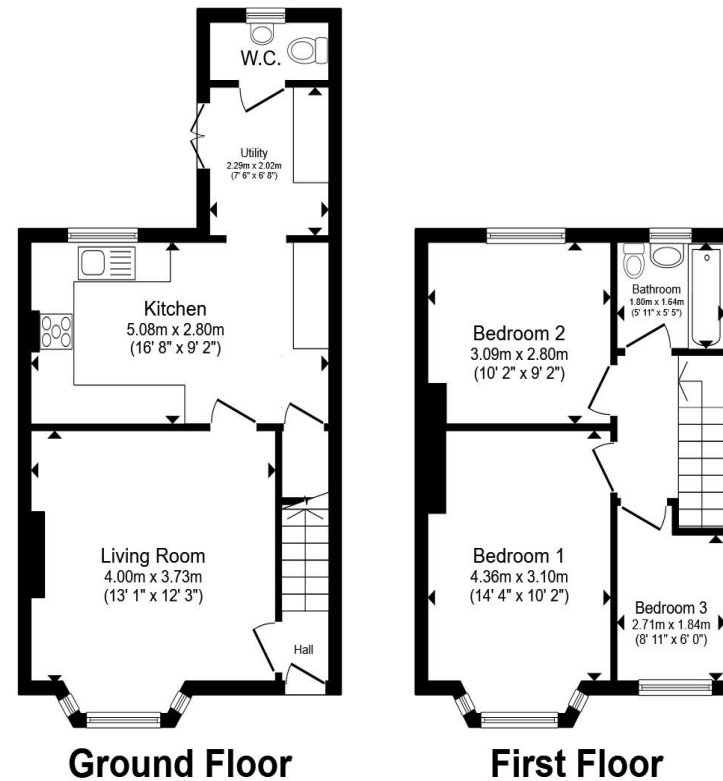
welcome to

## The Hall Close, Ormesby Middlesbrough

- NO ONWARD CHAIN
- MODERN BATHROOM
- UTILITY SPACE
- MODERN BATHROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£160,000**



Total floor area 76.8 m<sup>2</sup> (826 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](http://www.propertybox.io)

manners  
& harrison

**view this property online** [mannersandharrison.co.uk/Property/MAR112336](http://mannersandharrison.co.uk/Property/MAR112336)



Property Ref:  
MAR112336 - 0002

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](mailto:Marion@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**