

# BOURNEMOUTH AVENUE, ORMESBY, MIDDLESBROUGH, TS3 0NH



- ▲ Chain Free!
- ▲ Two Double Bedroom Semi Detached Bungalow
- ▲ Ripe for a Refurb
- ▲ South Westerly Facing Rear Garden
- ▲ Off Street Parking
- ▲ Central Heating System

**Offers Over £90,000**

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

**Michael Poole**  
sales | lettings | auctions





Chain free! This two double bedroom semi-detached bungalow is ripe for a refurb! Features include central heating system, south westerly facing rear garden and off street parking.

The property comprises entrance hall, sitting room, breakfast room, kitchen, two double bedrooms and bathroom. Externally to the front is off street parking and to the rear there is a south westerly facing garden with a garage.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With UPVC entrance door and radiator.

#### **SITTING ROOM - 3.35m x 4m (11' x 13'1")**

With electric heater, radiator, and storage cupboard.

#### **BREAKFAST ROOM - 2.74m x 2.46m (9' x 8'1")**

With radiator, electric heater, and loft access.

#### **KITCHEN - 2.74m x 2.26m (9' x 7'5")**

With roll edge worktop, stainless steel sink, radiator and UPVC door to the rear garden.

#### **BEDROOM ONE - 2.97m x 4.32m (9'9" x 14'2")**

With radiator.

#### **BEDROOM TWO - 2.44m x 3.25m (8' x 10'8")**

With radiator.

#### **BATHROOM - 1.83m x 1.73m (6' x 5'8")**

Comprising close coupled WC, pedestal wash hand basin, and bath with white splashback tiles.

**TO VIEW:** Tel: **01642 254222**

64-66 Borough Road, Middlesbrough, TS1 2JH

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



BOURNEMOUTH AVENUE, TS3 0NH



**EXTERNALLY**

**PARKING & GARDEN**

To the front there is off street parking for a single car and to the rear there is an enclosed south westerly facing garden with patio and lawn.

**GARAGE**

**AGENTS REF:** - TM/LS/MID230089/21032023

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

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

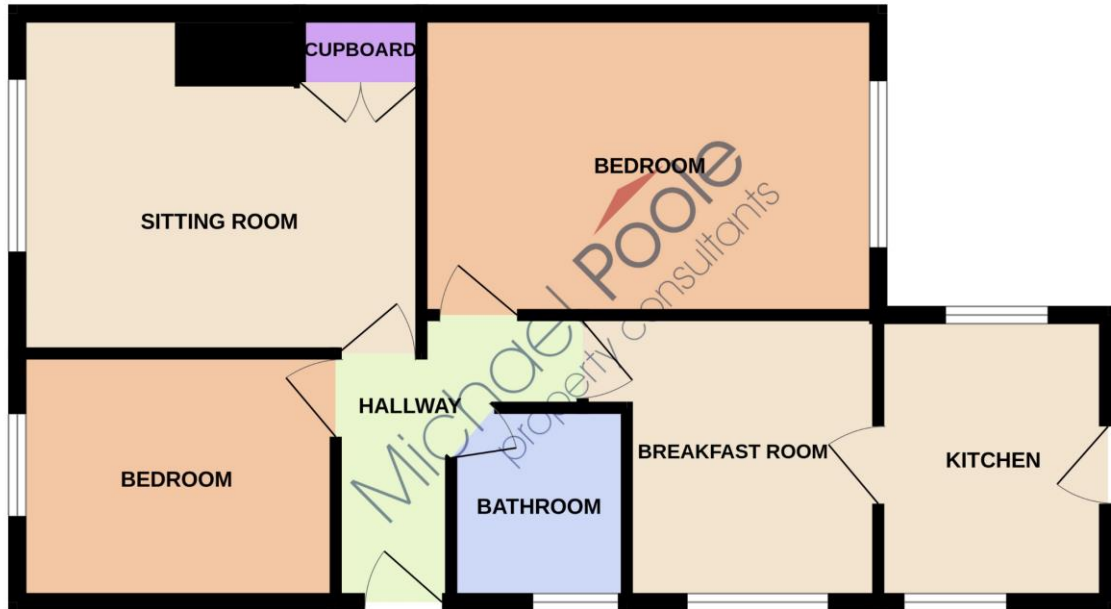
A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The storefront is large with glass windows and doors, and is illuminated from within. The interior of the shop is visible through the glass, showing various property listings and signs.

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



GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 5/2023

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		60
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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