

AINSTABLE ROAD, ORMESBY, MIDDLESBROUGH, TS7 9NE



- ▲ A Beautifully Presented Two Bedroom Terraced House
- ▲ Popular Location
- ▲ Stunning Open Plan Kitchen Diner
- ▲ Separate Living Room

- ▲ Two Double Bedrooms
- ▲ Modern Shower Room
- ▲ Enclosed Well Maintained Rear Garden
- ▲ Early Viewing Advised to Avoid Disappointment

£90,000

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A well-presented two bedroom terraced house modernised by the current owners with no expense spared and occupying a lovely plot with front garden and an enclosed, easy to maintain and well-presented rear garden. Internally the accommodation briefly comprises entrance hall, living room with bi-folding doors to a fabulous modern open plan kitchen diner, two double bedrooms to the first floor and a modern shower room. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL

With laminate flooring, storage cupboard and staircase to the first floor.

LIVING ROOM - 3.45m x 4.17m (11'4" x 13'8")

With bi-folding doors to the kitchen diner.

OPEN PLAN KITCHEN DINER - 6.15m x 2.3m (20'2" x 7'7")

With a modern range of fitted wall and floor units, space for fridge freezer, plumbing for dishwasher, laminate style flooring, tiled splashbacks, and French doors to the rear garden.

FIRST FLOOR

BEDROOM ONE - 5.18m x 2.46m (17' x 8'1")

With built-in storage.

BEDROOM TWO - 3.48m x 3.45m (11'5" x 11'4")

Large built-in storage with plumbing for washing machine.

SHOWER ROOM - 2.54m x 1.65m (8'4" x 5'5")

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC, and part tiled walls.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

GARDENS

Externally there is a front garden with bin store and to the rear there is an enclosed, well-maintained garden with paving and brick storage shed.

AGENTS REF: - DP/LS/NUN210448/10052023

Council Tax Band: A **Tenure:** Freehold

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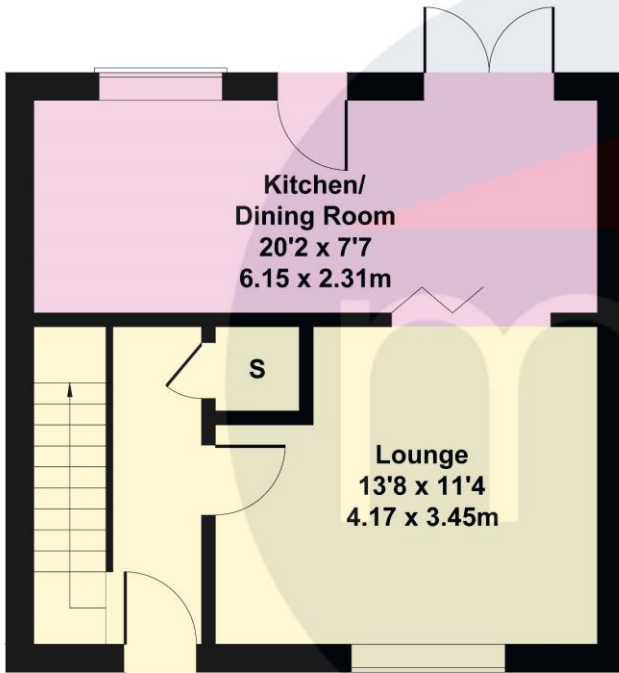
A photograph of the Michael Poole property consultants storefront at night. The store has large glass windows displaying property listings and a blue neon sign above the entrance.

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need to sell
before you can buy?

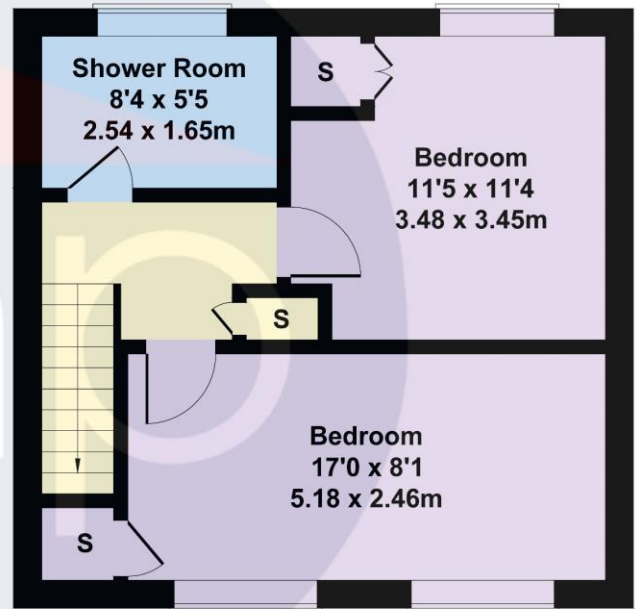
Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

Ainstable Road

Approximate Gross Internal Area
783 sq ft - 73 sq m



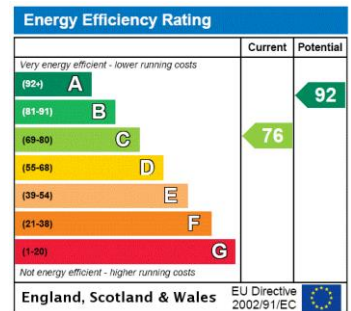
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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