

MITFORD CLOSE, ORMESBY, MIDDLESBROUGH, TS7 9LT



- ▲ Ideal for a First Time Buyer or An Investment Opportunity
- ▲ Three Bedroom Terraced House
- ▲ No Forward Chain
- ▲ Open Plan Lounge Diner
- ▲ Kitchen
- ▲ Ground Floor WC

- ▲ Ample Storage Space
- ▲ Three Generous Size Bedrooms
- ▲ Gas Central Heating
- ▲ Rear Paved Garden with Brick Outhouse
- ▲ Solar Panels Rented on the Roof Space till 2034

£65,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no forward chain, 12 Mitford Close is a great investment opportunity or ideal for a first time buyer. In need of some upgrading and internally comprising hallway, cloakroom/WC, ample storage space, open plan lounge diner, inner passageway and fitted kitchen. To the first floor there are three generous size bedrooms, family bathroom and landing area with storage cupboard and additional airing cupboard housing the central heating boiler.

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor and large storage cupboard.

CLOAKROOM/WC

With low level WC and wash hand basin.

OPEN PLAN LOUNGE DINER – 6m (19'8") x 3.89m (12'9") reducing to 2.97m (9'9")

REAR HALL

With access to the rear garden and large storage cupboard.

KITCHEN - 2.92m x 2.13m (9'7" x 7')

With a range of fitted units.

FIRST FLOOR

BEDROOM ONE - 3.1m x 3.89m (10'2" x 12'9")

BEDROOM TWO - 2.64m x 3.89m (8'8" x 12'9")

With full length fitted wardrobes.

BEDROOM THREE - 2.16m x 3.05m (7'1" x 10')

BATHROOM - 2.03m x 1.9m (6'8" x 6'3")

Comprising bath, low level WC and wash hand basin.

LANDING

With large airing cupboard housing the central heating boiler and a large storage cupboard running into bedroom three.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

www.michaelpoole.co.uk



MITFORD CLOSE, TS7 9LT



EXTERNALLY

GARDENS

Externally there is a front garden and a paved garden to the rear with brick outhouse.

AGENTS NOTE:

Solar panels are rented on the roof space till approximately 2034.

AGENTS REF: - DP/LS/RED230825/29092023

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

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

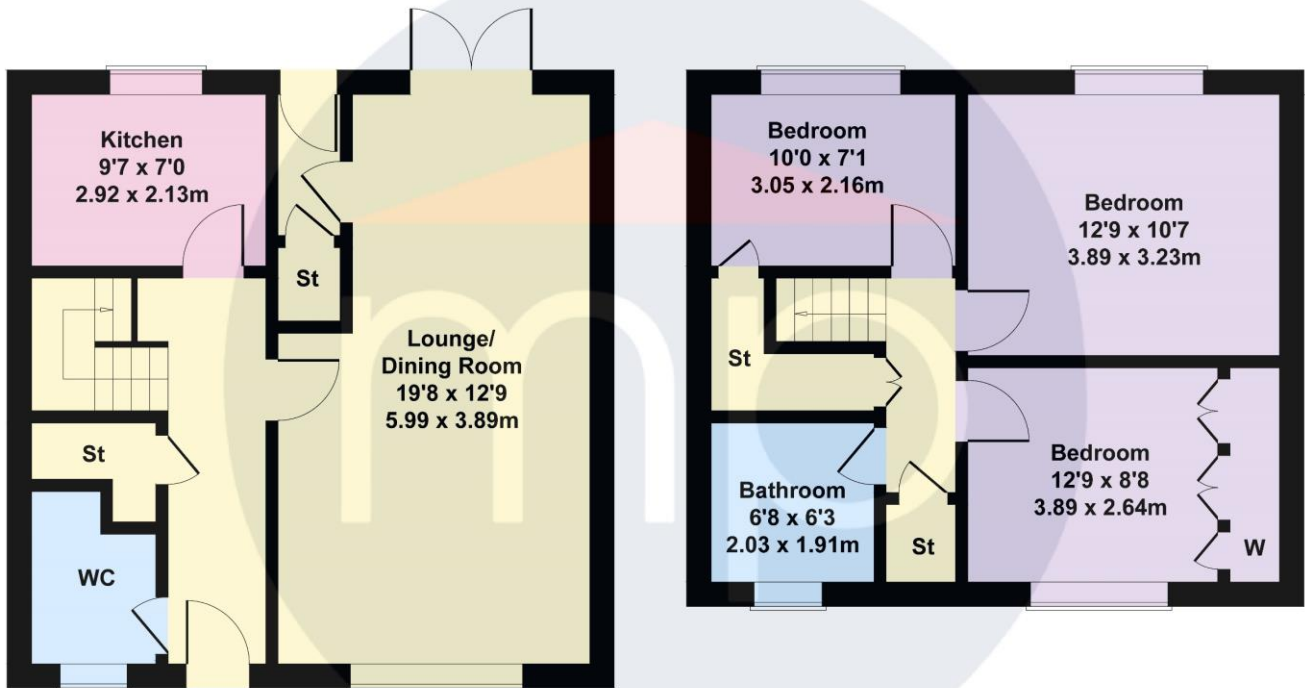


Do you have a property you
need to sell
before you can buy?

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

Mittford

Approximate Gross Internal Area
994 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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		
(81-91)	B	88	92
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TO VIEW: Contact our Nunthorpe Office on Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0J5