



34 Ainsford Way

Ormesby, Middlesbrough, TS7 9QF

£92,000

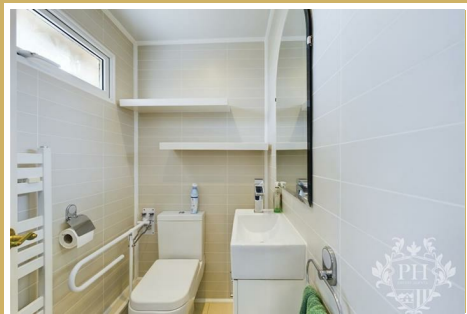
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PROPERTY INFORMATION

NEW ROOF - 7 YEARS AGO

INSULATION - 7 YEARS AGO

WINDOWS & DOORS - 8 YEARS AGO

BOILER - 10 YEARS AGO

HOUSE ALARM- FULLY SERVICED

A 'non-standard' construction property refers to something that is more unusual than the 'standard' brick or stone walls with a tile or slate roof.

Some of the most commonly found non-standard properties in the North East include:

- - Concrete homes
- - Prefabricated buildings (prefabs)
- - Steel frame properties
- - Single-skin brick

If you want to buy a property of non-standard construction you should be aware that some lenders will decline this immediately and you can waste valuable time applying and making no progress.

However, if you ensure that the property is sound structurally, you should be able to secure a mortgage deal with the right lender.

Pendant Financial Services have experience in providing mortgages for these types of properties and can help you secure a property on a non-standard construction basis. Pendant Financial Services Ltd
07961784915

HALLWAY

3'7" x 12'2" (1.09m x 3.71m)

Walking through a white UPVC double-glazed door into a bright airy hallway that gains access to the reception/ dining room, kitchen, ground floor W/C and, first floor. This room benefits from laminate

flooring which flows throughout and an understair storage cupboard.

GROUND FLOOR W/C

5'2" x 3'7" (1.57m x 1.09m)

The ground floor W/C comprises a white two-piece suite which includes a hand basin and low level w/c. This room benefits from wipeable surfaces with a contemporary chrome towel warmer to add a touch of class.

RECEPTION/ DINING ROOM

12'8" x 19'4" (3.86m x 5.89m)

The reception/dining room is a beautifully bright and airy space, filled with natural light that streams in through the French doors. These doors open directly onto the rear garden, allowing a refreshing breeze to flow through on hot summer days.

KITCHEN

9'4" x 7'0" (2.84m x 2.13m)

Step into a kitchen that welcomes you with warmth and functionality. The ample storage solutions - wall, base, and drawer units - cater to every cook's needs. The integrated electric oven and gas hob make meal preparation a breeze, while the bright, inviting atmosphere, thanks to the large UPVC double-glazed window, makes cooking a joy. This room effortlessly flows into the hallway and into the cozy reception/dining room.

LANDING

2'10" x 6'0" (0.86m x 1.83m)

The landing benefits from high ceilings and gains access to the three bedrooms and shower room.

BEDROOM ONE

10'9" x 10'5" (3.28m x 3.18m)

As you enter the first bedroom, you'll immediately feel at ease. The soothing laminate flooring invites you to relax, while the warm glow from the UPVC double-glazed window bathes the room in a gentle light. A well-designed built-in wardrobe offers both style and functionality, ensuring your space stays organized and clutter-free.

BEDROOM TWO

12'6" x 8'9" (3.81m x 2.67m)

Imagine transforming the second bedroom into your personal oasis. The room's front aspect provides a bright and airy atmosphere, accentuated by the laminate flooring and the large UPVC double-glazed window. Ample storage is available in the spacious built-in wardrobe, perfect for organizing your belongings.

BEDROOM THREE

9'9" x 7'1" (2.97m x 2.16m)

This versatile third bedroom, located at the rear of the property, boasts a larger-than-average size. A generous UPVC double glazed window fills the room with natural light, while a radiator and laminate

flooring provide practical comfort. The recessed spotlights contribute to a sleek and modern look, making this room perfect for a variety of uses, from a guest bedroom to a home office.

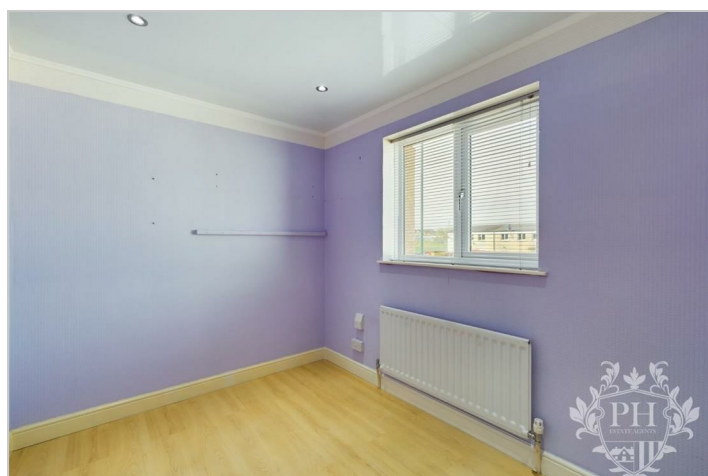
SHOWER ROOM

9'8" x 5'10" (2.95m x 1.78m)

The shower room is designed with practicality and comfort in mind. The spacious three-piece suite features a roomy double step-in shower cubicle with a remote control shower system, allowing for a personalized washing experience. A hand basin and a low-level W/C are also included, providing essential amenities. The room benefits from a frost UPVC double-glazed window, which admits plenty of natural light, and a chrome radiator for effective heating.

EXTERNAL

The property offers both front and rear gardens which are perfectly maintained with a vast amount of on-street parking to the side.



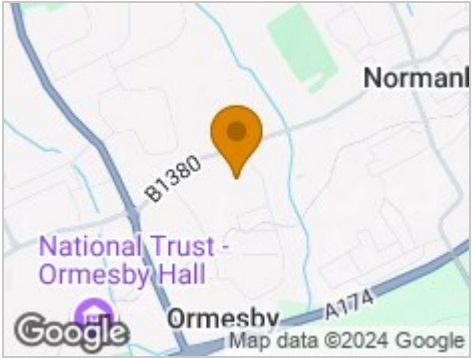
Road Map



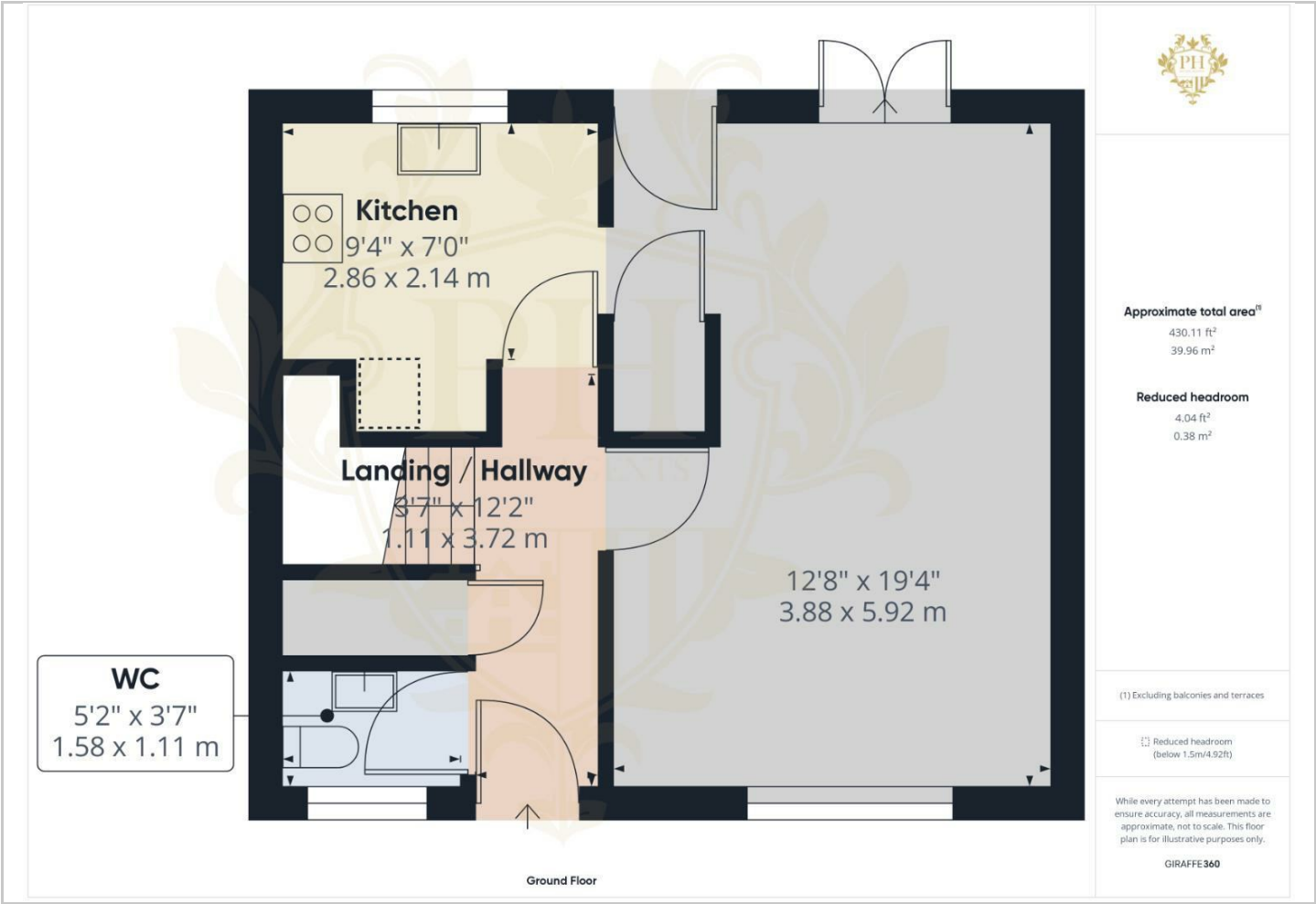
Hybrid Map



Terrain Map



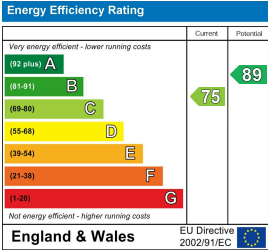
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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