



## 36 Orchard Way

Ormesby, Middlesbrough, TS7 9BZ

Offers Over £215,000



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

- Decision in principle from your lender.

• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## HALLWAY

14'3" x 2'9" (4.34m x 0.84m)

Step through a crisp white UPVC double glazed door from the front garden and into a welcoming, sunlit hallway. This bright space serves as the central hub of the home, offering immediate access to the spacious main reception room, an inviting dining room, a convenient ground floor w.c., and the staircase leading up to the first floor.

## RECEPTION ROOM

10'10" x 13'8" (3.30m x 4.17m)

The reception room sits at the front of the property, where natural light pours in through a large UPVC double-glazed bay window. There's plenty of space for a comfortable three-piece suite, along with additional storage units—everything fits without feeling cramped. A feature fire surround with a coal fire adds a cozy, inviting touch, while a radiator keeps the space warm even on the chilliest days.

## DINING ROOM

12'8" x 19'6" (3.86m x 5.94m)

Located at the back of the house, the dining room—also serving as a second reception area—offers a bright and airy atmosphere thanks to two UPVC double glazed windows that frame views of the rear garden and the side of the property. The room is generously sized, providing ample space for a large dining table where family and friends can gather, as well as additional storage units or display cabinets without feeling crowded. Elegant double doors open directly into the kitchen, creating a seamless flow between these key living spaces and making it ideal for entertaining or family meals.

## GROUND FLOOR W.C

5'0" x 2'3" (1.52m x 0.69m)

The current owner has transformed the understair storage cupboard into a compact two-piece bathroom suite. This clever conversion features a low-level toilet and a hand basin, making efficient use of the available space. Natural light filters in through a UPVC double-glazed frosted window positioned on the side, ensuring both privacy and a pleasant ambiance.

## KITCHEN

14'11" x 9'5" (4.55m x 2.87m)

The kitchen features a selection of sleek, light-colored wall cabinets, base units, and spacious drawers, all topped with light wood effect worktops that provide a warm and natural contrast to the space. Sunlight pours in through two large UPVC double glazed windows, filling the room with a welcoming brightness throughout the day. There is ample floor space to accommodate a range of free-standing appliances, ensuring both versatility and convenience. A modern built-in oven with a matching hob is seamlessly integrated into the layout, offering functionality for home cooking. At the far end, a UPVC door opens directly onto the rear garden, making it easy to step outside and enjoy the outdoors.

Tel: 01642 462153

## LANDING

16'3" x 2'6" (4.95m x 0.76m)

From the landing, you'll find doors leading to four generously sized bedrooms, a modern bathroom, a separate shower room, and access to the loft. A UPVC double glazed window set into the side wall fills the space with natural light, creating an inviting and airy atmosphere.

## BEDROOM ONE

13'0" x 9'1" (3.96m x 2.77m)

The main bedroom is positioned at the front of the property, enjoying a generous amount of space that comfortably accommodates a double bed. Built-in sliding wardrobes stretch along one wall, providing plenty of storage without intruding on the room's open feel. A large UPVC double-glazed bay window lets in natural light, creating a bright and airy atmosphere, while the room's neutral color palette adds to the sense of calm and spaciousness. A radiator ensures the space stays warm and inviting, making this bedroom a relaxing retreat.

## BEDROOM TWO

12'7" x 10'7" (3.84m x 3.23m)

Tucked away at the back of the property, the second bedroom offers a quiet, private retreat with generous proportions—easily accommodating a double bed along with sizable wardrobes or storage units, without feeling cramped. Natural light streams in through a large UPVC double glazed window, giving the space a bright, airy feel, while the radiator ensures year-round comfort. The room is finished in soft, neutral tones, creating a calm and versatile backdrop that suits any style or décor preference.

## BEDROOM THREE

8'9" x 9'6" (2.67m x 2.90m)

The third bedroom is tucked away at the back of the property, offering a peaceful retreat that easily accommodates a double bed along with generous storage units. Sunlight filters in through a large UPVC double glazed window, giving the room a bright, airy feel. The neutral decor provides a calming backdrop, while a radiator ensures the space stays comfortable year-round.

## BEDROOM FOUR

7'8" x 7'3" (2.34m x 2.21m)

The fourth bedroom, located at the front of the house, may be the smallest of the four, but it still offers plenty of functionality. There's enough room for a single bed,

along with extra storage options like a wardrobe or a chest of drawers. Natural light pours in through a UPVC double glazed window, making the space feel bright and welcoming. The neutral décor creates a calm atmosphere, and a radiator ensures the room stays comfortable year-round.

## BATHROOM

6'3" x 6'8" (1.91m x 2.03m)

The bathroom features a well-appointed three-piece suite, consisting of a classic paneled bathtub, a hand basin, and a modern low-level toilet. Natural light filters softly through a frosted UPVC double-glazed window, ensuring privacy while brightening the space. A sturdy radiator offers warmth and comfort, while the partially tiled walls add both style and practicality, making the room easy to maintain and visually appealing.

## SHOWER ROOM

8'3" x 4'4" (2.51m x 1.32m)

The shower room is thoughtfully designed with a modern three-piece suite, featuring a convenient step-in shower cubicle for easy access, a hand basin, and a contemporary low-level toilet. Soft daylight filters in through a frosted UPVC double-glazed window, providing privacy while illuminating the space. The room is kept cozy by a reliable radiator, and the partially tiled walls not only enhance the look but also make cleaning a breeze, blending functionality with a touch of elegance.

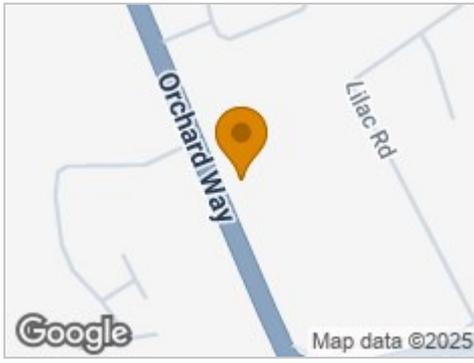
## EXTERNAL

At the front of the property, a secure gated entrance opens onto a spacious, paved garden that provides parking for up to three cars. This area leads seamlessly around to the back of the house, where you'll discover a generously sized garage offering additional storage or parking options.

The rear garden is truly impressive in scale, stretching out to reveal a thoughtfully designed patio that's perfect for outdoor dining or relaxing in the sun. Beyond the patio, you'll find a well-tended vegetable patch ready for homegrown produce, a tranquil pond that attracts local wildlife, and a charming summer house ideal for leisurely afternoons or creative pursuits. With its lush greenery and diverse features, the garden is a haven for gardening enthusiasts and offers endless opportunities for landscaping, entertaining, or simply enjoying the outdoors.



## Road Map



## Hybrid Map



## Terrain Map



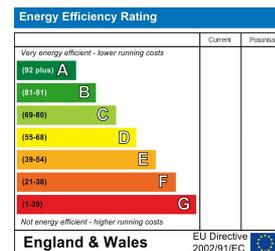
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.