



## 25 Longbank Road

Ormesby, Middlesbrough, TS7 9EX

Offers In The Region Of £179,950



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## PORCH

4'0" x 4'0" (1.22m x 1.22m)

Step through a sturdy brown UPVC double-glazed door, leaving behind the neatly tended garden, and find yourself in a welcoming porch—perfect for stashing muddy boots, raincoats, or gardening tools. Another UPVC double-glazed door stands ahead, opening into the main hallway of the home and offering a warm, sheltered transition from outdoors to indoors.

## HALLWAY

18'1" x 3'7" (5.51m x 1.09m)

Sunlight pours into the hallway, illuminating the path to every corner of the home. From here, you can step into the welcoming reception room, the spacious kitchen, a well-appointed family bathroom, and all three comfortable bedrooms.

## RECEPTION ROOM

14'6" x 10'8" (4.42m x 3.25m)

Tucked away at the back of the property, the reception room offers a comfortable retreat with ample space for a two-piece suite and extra storage units. A classic fire surround serves as a focal point, while two side windows let in plenty of natural light. Sliding patio doors open directly into the sunroom, seamlessly connecting the two spaces and inviting in even more sunlight.

## SUNROOM

8'3" x 10'4" (2.51m x 3.15m)

Step through from the main reception room and

you'll find yourself in the sunroom, where tall floor-to-ceiling windows wrap around the space, flooding it with natural light at every hour of the day. A door opens directly onto the low-maintenance garden, making it easy to slip outside for a breath of fresh air or a quiet morning coffee. Shaped like a gentle semi-circle, the room is perfectly sized for a cozy two-piece suite—just right for relaxing with a book or enjoying the garden views in comfort.

## KITCHEN

11'0" x 10'7" (3.35m x 3.23m)

Tucked away at the back of the house, the kitchen features crisp white cabinetry—wall-mounted cupboards, spacious base units, and deep drawers—paired with pale, inviting countertops that brighten the space. There's ample room for your choice of free-standing appliances, so you can truly make it your own. Natural light pours in through two generous windows, while a door offers both easy outdoor access and a pleasant view, making the room feel open and welcoming.

## BEDROOM ONE

10'9" x 8'7" (3.28m x 2.62m)

The first bedroom sits at the front of the house, offering a generous space that easily fits a double bed. Sunlight streams in through a large window, highlighting the built-in storage cupboards along one wall. A radiator beneath the window keeps the room cozy, creating a comfortable retreat at any time of year.

## BEDROOM TWO

9'9" x 6'8" (2.97m x 2.03m)

The second bedroom sits at the front of the house, where sunlight filters in through a well-placed window. It's a cozy space, just right for a single bed, with room for a compact dresser or a few shelves. A radiator ensures the room stays warm, making it comfortable year-round despite its modest size.

## BEDROOM THREE

8'0" x 8'10" (2.44m x 2.69m )

The third bedroom sits at the heart of the home, offering just enough space for a comfortable single bed. Sunlight filters in through the window, brightening the room and highlighting the built-in storage cupboards that help keep things tidy. A radiator beneath the window ensures the space stays warm and inviting year-round.

## FAMILY BATHROOM

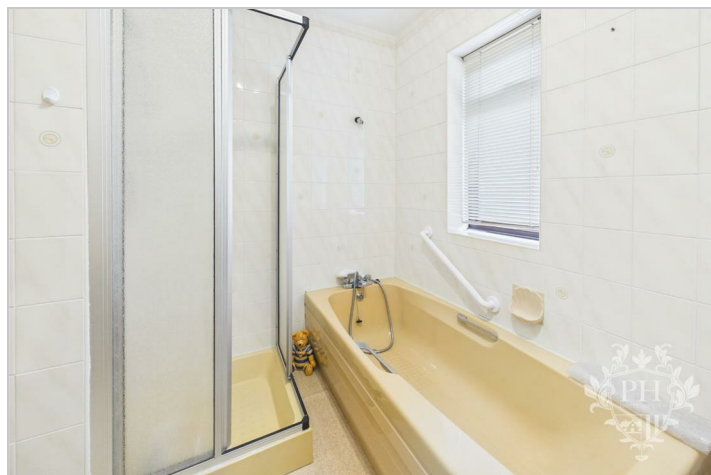
7'9" x 6'9" (2.36m x 2.06m)

The family bathroom features a classic four-piece

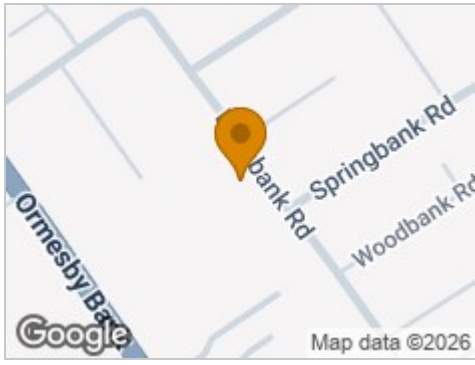
suite that could use some updating to match modern tastes. Inside, you'll find a step-in shower cubicle for convenience, a paneled bathtub perfect for relaxing soaks, a hand basin, and a low-level toilet. A frosted window lets in natural light while maintaining privacy, and a radiator keeps the space warm and comfortable.

## EXTERNAL

This property features thoughtfully landscaped, low-maintenance gardens both at the front and the back, perfect for enjoying outdoor space without the hassle of constant upkeep. A private driveway runs along the side of the house, providing easy access to the rear garage, which is equipped with an electric door for added convenience. Ideally situated, the home is just a short stroll or quick drive from local shops, schools, and the A174—making daily errands and commutes effortless.



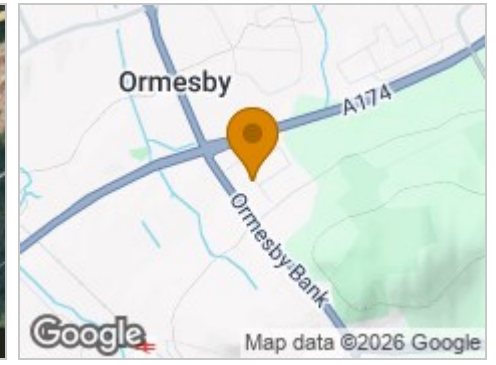
## Road Map



## 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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