



## 3 Ainsworth Way

Ormesby, Middlesbrough, TS7 9QA

£85,000



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## AGENT INFORMATION

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

## ENTRANCE HALLWAY

11'8 x 6'2 (3.56m x 1.88m)

Walking through a white UPVC double-glazed door into a bright airy hallway that gains access to the reception/ dining room & first floor. This room benefits from laminate flooring which flows throughout and an under stair storage space.

## RECEPTION ROOM/ DINING ROOM

19'7 x 13'7 (5.97m x 4.14m)

The reception/dining room is a beautifully bright and airy space, filled with natural light that streams in through from the two uPVC double glazed windows from each end of the room. From the reception/dining room you are able to access the modern kitchen and rear garden making the perfect flow through with the benefit of laminate flooring for easy cleaning.

## KITCHEN

7'4 x 9'4 (2.24m x 2.84m)

The kitchen exudes modern style with its wall, base, and drawer units, all topped with worktops that offer a contrast. The room is further enhanced by the tile-effect lino flooring and a UPVC double-glazed window that frames a delightful view of the rear garden.

## LANDING

5'6 x 8'5 (1.68m x 2.57m)

The landing gains access to the spacious bedrooms, family bathroom and loft space.

## BEDROOM ONE

11'2 x 10'8 (3.40m x 3.25m)

The first bedroom is a spacious double room located at the front of the property, offering ample space to relax or work. The walls are tastefully painted in a neutral color, allowing you to add your own personal touches. Natural light pours in through the UPVC double glazed

window, providing a bright and airy feel. A radiator ensures the room stays warm and cosy on chilly days.

### BEDROOM TWO

8'1 x 16'3 (2.46m x 4.95m)

The second bedroom is a generously sized double room, peacefully positioned at the rear of the property. The space features tastefully painted walls, a large UPVC double glazed window allowing for ample natural light, and a radiator for cosy warmth.

### FAMILY BATHROOM

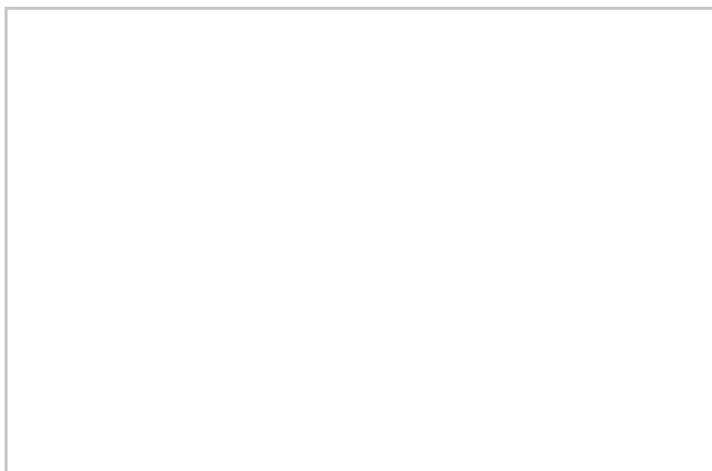
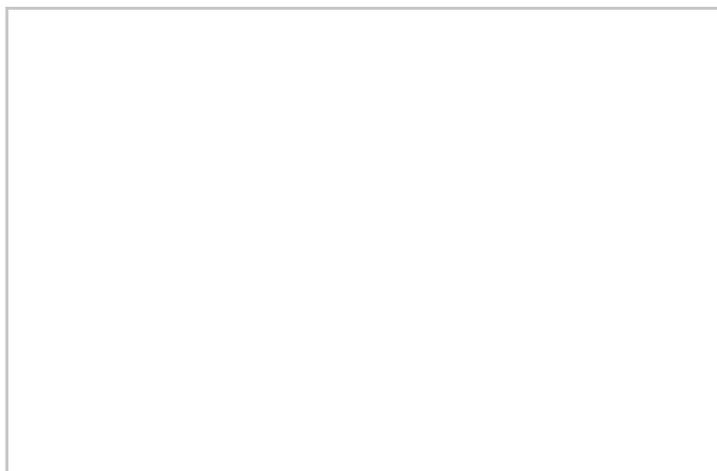
5'4 x 8'3 (1.63m x 2.51m)

The family bathroom boasts a pristine white three-piece suite, comprising a generously sized paneled bath complete with shower attachments, a sleek hand basin, and a low-level W/C for comfort and ease of use. The bathroom's design prioritises low maintenance and easy cleaning, featuring durable wall cladding surrounds and lino flooring. A frosted

UPVC double glazed window allows an abundance of natural sunlight to flood the space, creating a bright and welcoming atmosphere.

### EXTERNAL

The property offers communal on-street parking to the front with a grassed verge. To the rear is a ample sized rear garden perfect for family days in the sun and also gains access to the garage for private parking.



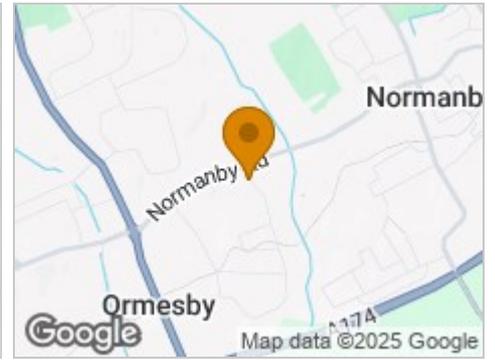
## Road Map



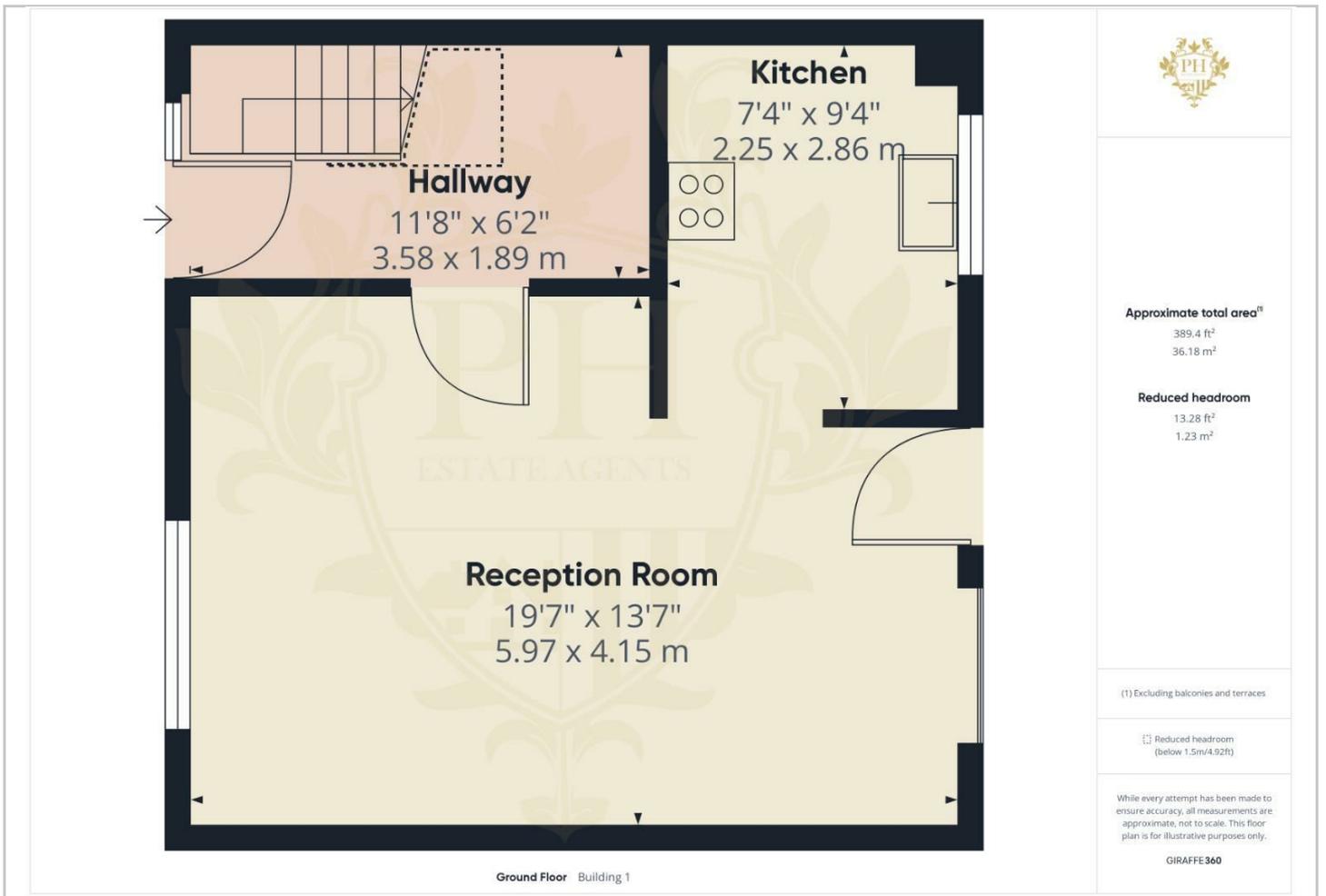
## Hybrid Map



## Terrain Map



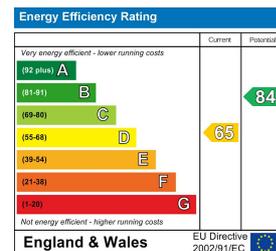
## Floor Plan



## 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.