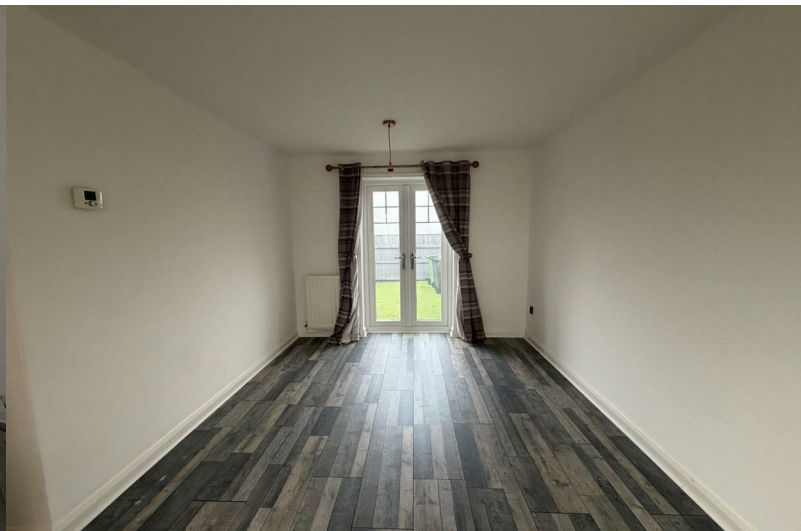




# 131 Ainsworth Way

Ormesby, Middlesbrough, TS7 9QD

£675 PCM



# 131 Ainsworth Way

Ormesby, Middlesbrough, TS7 9QD

£675 PCM



## Front Garden

The front garden is neatly arranged with a lawn to the right and a stone area to the left, with a pathway leading to the front door. A metal fence surrounds the garden, providing a secure and enclosed entrance.

## Hallway

The hallway provides access to the downstairs WC, reception room, and kitchen, with a useful storage cupboard and stairs leading to the first floor.

## Downstairs WC

The downstairs WC is conveniently located near the front door and comprises a WC, wash basin, heated towel rail, and mirror.

## Reception Room

The reception room is a spacious area featuring modern wooden flooring and crisp white walls. A large front-facing window allows for plenty of natural light, with a radiator positioned below. French doors to the rear provide access to the garden, with an additional radiator located to the left of the doors.

## Kitchen

The kitchen is fitted with a range of wall and base units, an integrated oven and hob with

extractor fan, and tiled surrounds. A large window positioned behind the sink provides plenty of natural light. The room is finished with grey tiled flooring, crisp white walls, and offers direct access to the rear garden.

## Bedroom One

located to the front of the property and benefits from a large window providing ample natural light. The room features a modern grey carpet, white walls, and a radiator.

## Bedroom Two

Situated at the rear of the property, bedroom two offers a window providing natural light and is finished with a modern carpet, white walls, and a radiator.

## Bedroom Three

Positioned to the rear of the property, bedroom three is a well-presented smaller bedroom finished with a modern carpet, crisp white walls, and a radiator.

## Bathroom

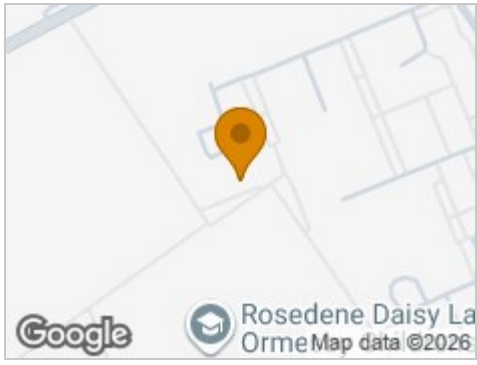
This modern bathroom features a three-piece suite consisting of a WC, wash basin, and bath with shower over. Tiled flooring and walls give a sleek finish, and a window provides natural light.

## Back Yard

Accessed via French doors from the living room or directly from the kitchen, the rear garden offers a mix of lawn, a concrete patio, and a decking area—ideal for outdoor seating. A small shed is located at the bottom of the garden.



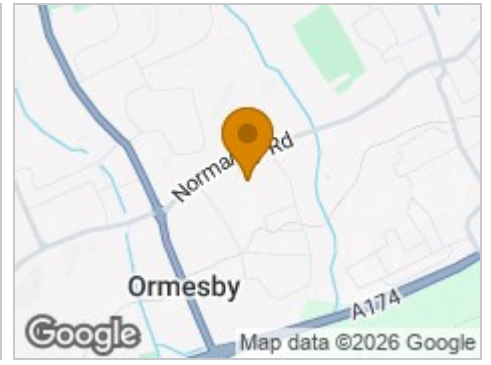
## Road Map



## Hybrid Map



## Terrain Map



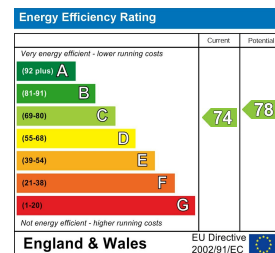
## Floor Plan



## 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.