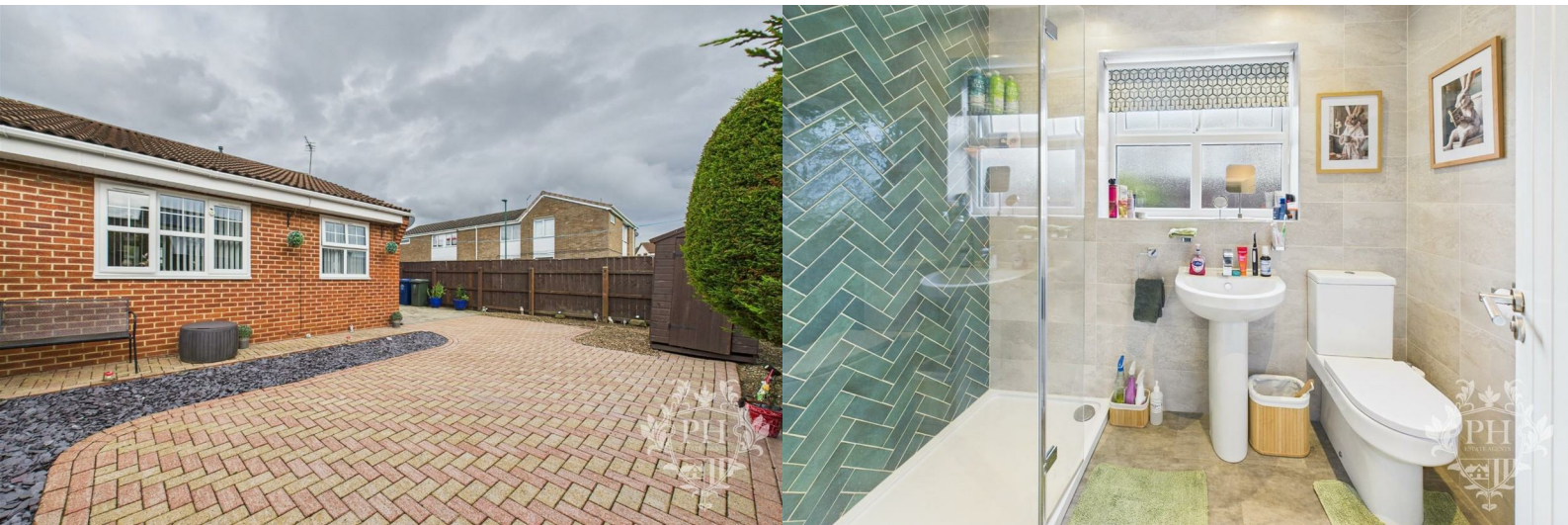




## 23 Hornbeam Close

, Ormesby, TS7 9PN

Offers Over £130,000





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## ENTRANCE

2'9" x 6'4" (0.84m x 1.93m)

Step through the sleek black composite door from the front garden and into a compact entrance hall, where you're greeted by immediate access to the reception room, the kitchen, and a conveniently placed storage cupboard.

## RECEPTION ROOM

17'3" x 9'9" (5.26m x 2.97m)

The reception room is spacious enough to comfortably fit a three-seater sofa, a small dining table, and extra living room furniture, making it ideal for both relaxation and entertaining guests. Natural light pours in through the UPVC double-glazed bay window, which not only offers a lovely view but also helps keep the room warm and quiet. A modern radiator ensures the space stays cozy during colder months, while the soft, neutral-toned carpet adds warmth and comfort underfoot, tying the whole room together with a welcoming feel.

## KITCHEN

8'10" x 8'3" (2.69m x 2.51m)

The kitchen features a variety of wood-effect wall cabinets, base units, and spacious drawers that bring warmth and character to the room. Light-colored worktops stretch across the counters, providing plenty of space for meal prep, while designated areas accommodate free-standing appliances like a fridge or washing machine. Natural light pours in through a large UPVC double-glazed window, and a matching door opens directly onto the garden, making it easy to step outside with your morning coffee or bring in fresh herbs. A radiator keeps the space comfortable year-round.

## CENTRAL HALLWAY

5'6" x 2'7" (1.68m x 0.79m)

The main hallway opens onto two generously sized bedrooms, a sleek modern shower room, a loft space perfect for storage or future expansion, and a convenient built-in storage cupboard.

## BEDROOM ONE

11'7" x 9'9" (3.53m x 2.97m)

The first bedroom sits quietly at the back of the house, offering a peaceful retreat from the activity of daily life. There's plenty of room for a double bed, along with larger wardrobes or dressers, so you won't be short on storage. A large UPVC double glazed window lets in natural light while helping to keep the room warm and quiet, and a radiator ensures it stays cozy year-round. Soft carpeting underfoot adds an extra touch of comfort.

## BEDROOM TWO

8'7" x 8'1" (2.62m x 2.46m)

The second bedroom sits quietly at the back of the property, offering a cozy retreat away from the main living areas. There's enough room to comfortably fit a small double bed, along with compact storage furniture like a dresser or bedside table. Softly painted walls and plush carpeting add a sense of

warmth, while a UPVC double-glazed window lets in gentle natural light and keeps the room well insulated. A radiator ensures the space stays comfortable year-round.

## SHOWER ROOM

7'10" x 5'1" (2.39m x 1.55m)

The shower room features a sleek, modern design and is fitted with a stylish three-piece suite. It includes a spacious walk-in shower equipped with a thermostat-controlled shower head and a clear glass screen, offering both comfort and easy access. A contemporary hand basin sits alongside a low-level W.C., both coordinated to match the room's overall look. The walls are finished with elegant, modern tiling, adding texture and visual interest, while a UPVC frosted window brings in gentle natural light without compromising privacy. For added luxury, a chrome towel warmer is mounted on the wall, ensuring towels stay warm and the space feels inviting.

## EXTERNAL

The property features a neatly paved front garden that not only enhances its curb appeal but also provides convenient off-street parking for one car. Secure gates at the side open onto the rear garden, where you'll find an expansive paved area perfect for outdoor seating or entertaining. This low-maintenance space includes a sturdy garden shed for extra storage and is framed by mature conifer trees, offering privacy and a touch of greenery. Located just a short drive from local shops, cafes, and schools, the home combines practical outdoor living with easy access to everyday amenities.

## 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,

Tel: 01642 462153

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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.