



4 Cooks Court

Ormesby, TS7 9NL

£169,995

Energy Rating : D



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Description

In our opinion, one of the best properties of its type in this area, a quite superb Three Bedroom Semi-Detached House that sits at the top of a small cul-de-sac in a location that is ideal for access to good road links to the business centres of Teesside, James Cook Hospital, Stewart Park and an underpass to Eston Hills - ideal for walkers or cyclists. This immaculately presented home is much larger than its outward appearance would have you believe with the stylish interior featuring a security system, a gas central heating system (serviced annually), uPVC double glazing, a bow fronted lounge with a limestone fireplace which incorporates a coal effect living flame gas fire, a high quality breakfast kitchen by 'Howdens' with a host of integrated appliances, a heated conservatory with a polycarbonate roof and three first floor bedrooms which are served by a contemporary styled white bathroom with an over bath shower. Outside there are lawned gardens and a long three car block paved driveway which leads to a detached single brick garage. The house is not overlooked at the rear and enjoys a degree of privacy. This lovely home most definitely merits your time for an early viewing so please call us now to arrange your appointment.

Accommodation

Porch 4' 11" x 3' 2" (1.50m x 0.96m)

Upvc double glazed entrance door and side window. Cloakpegs.

Lounge 11' 5" x 14' 2" (3.48m x 4.31m)

Front aspect upvc double glazed bow window, radiator, attractive limestone fireplace with a matching inset and hearth which incorporates a coal effect living flame gas fire. Coved ceiling.

High Quality Breakfast Kitchen By Howdens 13' 8" x 12' 0" (4.16m x 3.65m)

Attractive range of white high gloss wall and base units with cupboards, drawers and laminate effect worktops. Coloured single drainer and unit with a mixer tap and tiled surrounds. Built in five ring gas hob with a concealed extractor hood over. Integrated induction hob and a fan assisted electric oven with a chrome splashback. Integrated under counter fridge, integrated under counter freezer, integrated washing machine, breakfast bar and a radiator. Upvc double glazed internal window to the conservatory. Staircase off to the first floor.

Conservatory 11' 8" x 12' 2" (3.55m x 3.71m)

Upvc double glazed frame with double doors out to the rear garden. Polycarbonate roof. Radiator.

First Floor

Landing

Access to the loft space. Coved ceiling and a upvc double glazed window.

Bedroom 1 11' 10" x 8' 3" (3.60m x 2.51m)

Front aspect upvc double glazed window, radiator and a coved ceiling. Built in double wardrobe.

Bedroom 2 8' 7" x 7' 7" (2.61m x 2.31m)

Rear aspect upvc double glazed window, built in wardrobe, overstairs cupboard, coved ceiling and a radiator.

Bedroom 3 9' 1" x 6' 0" (2.77m x 1.83m)

Front aspect upvc double glazed window and radiator. Coved ceiling. Please note this room is presently used as a dressing room.

Smart Bathroom

White suite comprising of a panel bath with an electric shower over and a glazed screen. Low flush wc and a wash hand basin with vanity cupboards below. Chrome effect heated towel radiator, PVC panelled walls and a upvc double glazed window.

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Externally

The property sits at the top of a very small cul-de-sac and is not directly overlooked at the rear.

Driveway

Block paved driveway which provides off road parking for three cars and leads to a detached garage.

Detached Garage

Detached single brick garage with an up and over door.

Gardens

To the front there is an open plan lawned garden whilst a gated entrance gives access to the enclosed rear garden which has a patio area and steps up to a lawned area which enjoys a good degree of privacy with views of the hills in the distance.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

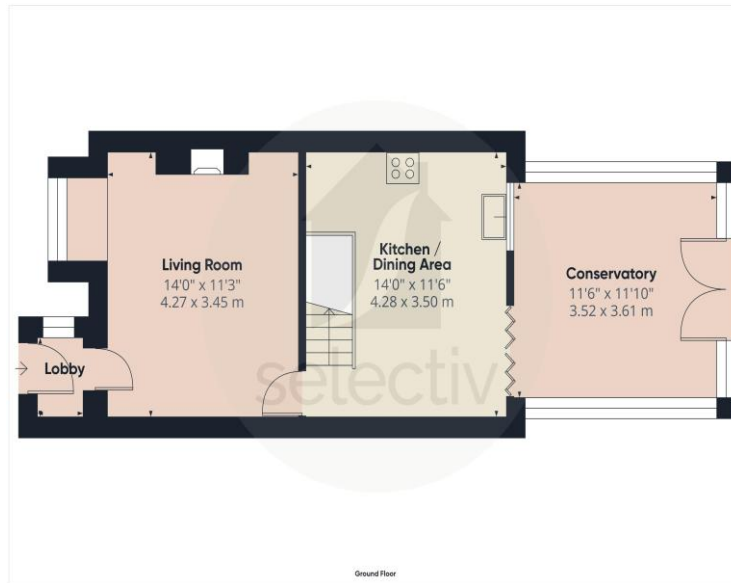
A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: teesside@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.