



**Middleton Avenue, Thornaby, Stockton-On-Tees,
TS17 0HE
2 Bed - Bungalow - Semi Detached
£165,000**

**Council Tax Band: B
EPC Rating: D
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Middleton Avenue, Thornaby, TS17 0HE

*** NO CHAIN SALE ***

*** SOUTH FACING GARDENS ***

NEW TO THE MARKET, with Smith & Friends, this deceptively two bedroom semi-detached bungalow, situated on a corner plot with a Variety of garden space, benefiting from South Facing. The property is close to local amenities and high regarded schools, with good public transport links.

The Property briefly comprises of; Entrance Hallway, leading to an Inner Hallway, Spacious Living Room with Gas Fire, Two Double Bedrooms, with the Master Bedroom benefitting from Built-In Wardrobes, Open-Plan Kitchen / Diner with the Sunroom used as the Dining Room and a Family Bathroom.

Externally, the Property has Gardens to the Front, Side and Rear, with a Pleasant Lawn Area's, Shrubby, and Patio Area. The property also comes with a Single Detached Garage with a Long Driveway for ample of off-street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Stockton-on-Tees, Early viewing is highly recommended.

Entrance Hallway

3'1" x 9'4"

Living Room

15'4" x 10'4"

Inner Hallway

6'11" x 3'0"

Bedroom 1

16'2" x 10'3"

Bedroom 2

8'11" x 12'1"

Kitchen

11'4" x 9'1"

Sun Room

6'2" x 8'5"

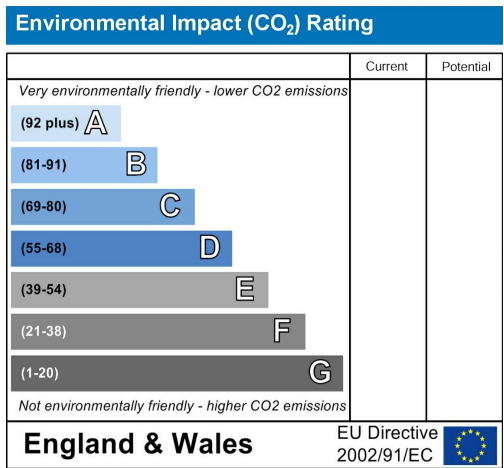
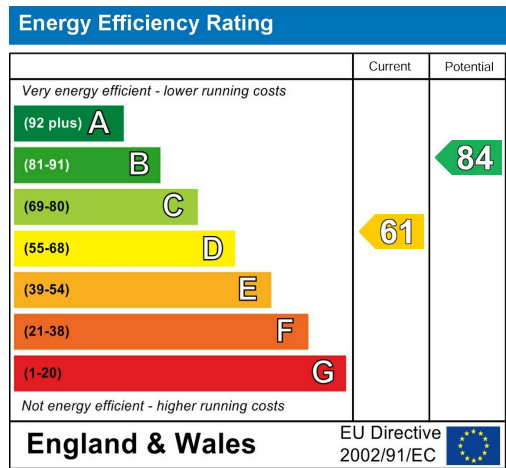
Bathroom

6'8" x 5'6"

DETACHED GARAGE









For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

21 Bishop Street, Stockton-on-Tees, TS18 1SY

Tel: 01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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