



SMITH & FRIENDS are delighted to offer to the market this sought after three bedroom detached dormer bungalow situated in the ever so popular Marton estate. The bungalow has the benefit of NO CHAIN INVOLVED and solar panels which are owned. The spacious living accommodation briefly comprises; entrance porch leading to entrance hallway with stairs to the second floor, a generous size ground floor master bedroom with fitted mirrored wardrobes, a generous living room, fitted kitchen/diner with soft close units & draws, access to utility room and integral access to the garage and a barn door to the rear garden. Family bathroom comprising of a three piece suite, a second reception room and a larger than average uPVC conservatory with access to the garden. To the first floor landing is a storage cupboard and two further double bedrooms (both with useful eaves storage space) and a well cared for shower room with a three piece suite. Externally to the front of the property is a well maintained garden surround by a brick wall with lawn and shrubs and parking available leading to the double garage. To the rear of the property is an fantastic garden which has been well cared for mainly laid to lawn with mature shrubs and plants, 2 storage sheds and summer house. Viewings come highly recommended to fully appreciate the potential this property has if you are wanting to put your own stamp on it.

Knaresborough
Avenue, Middlesbrough, TS7 8LN
3 Bed - Bungalow - Detached
£340,000
EPC Rating: E
Council Tax Band: F

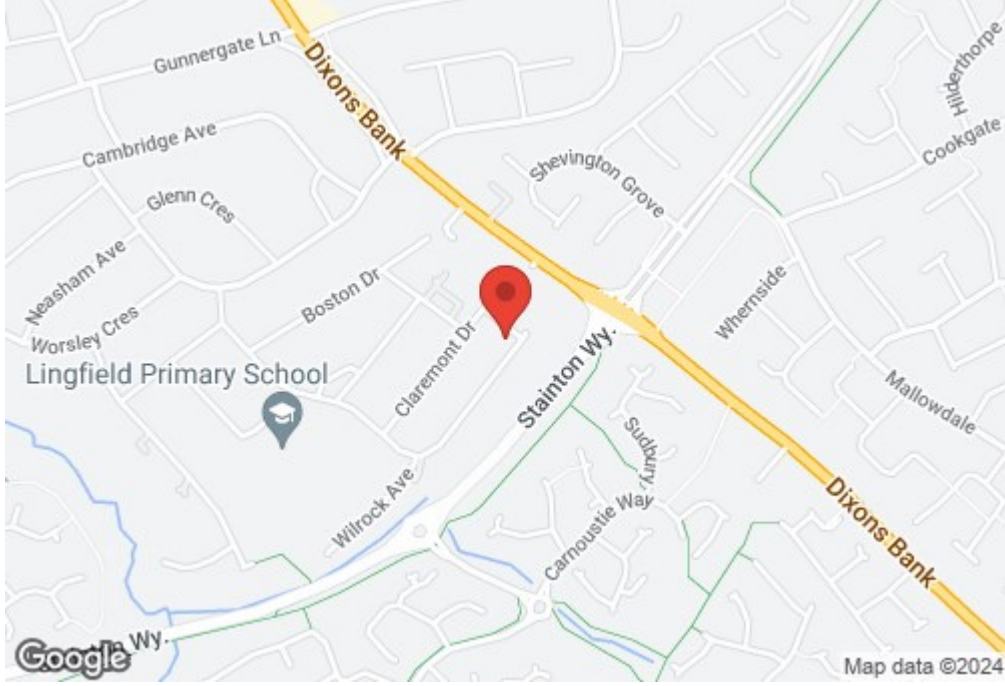


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Knarborough Avenue, Middlesbrough, TS7 8LN



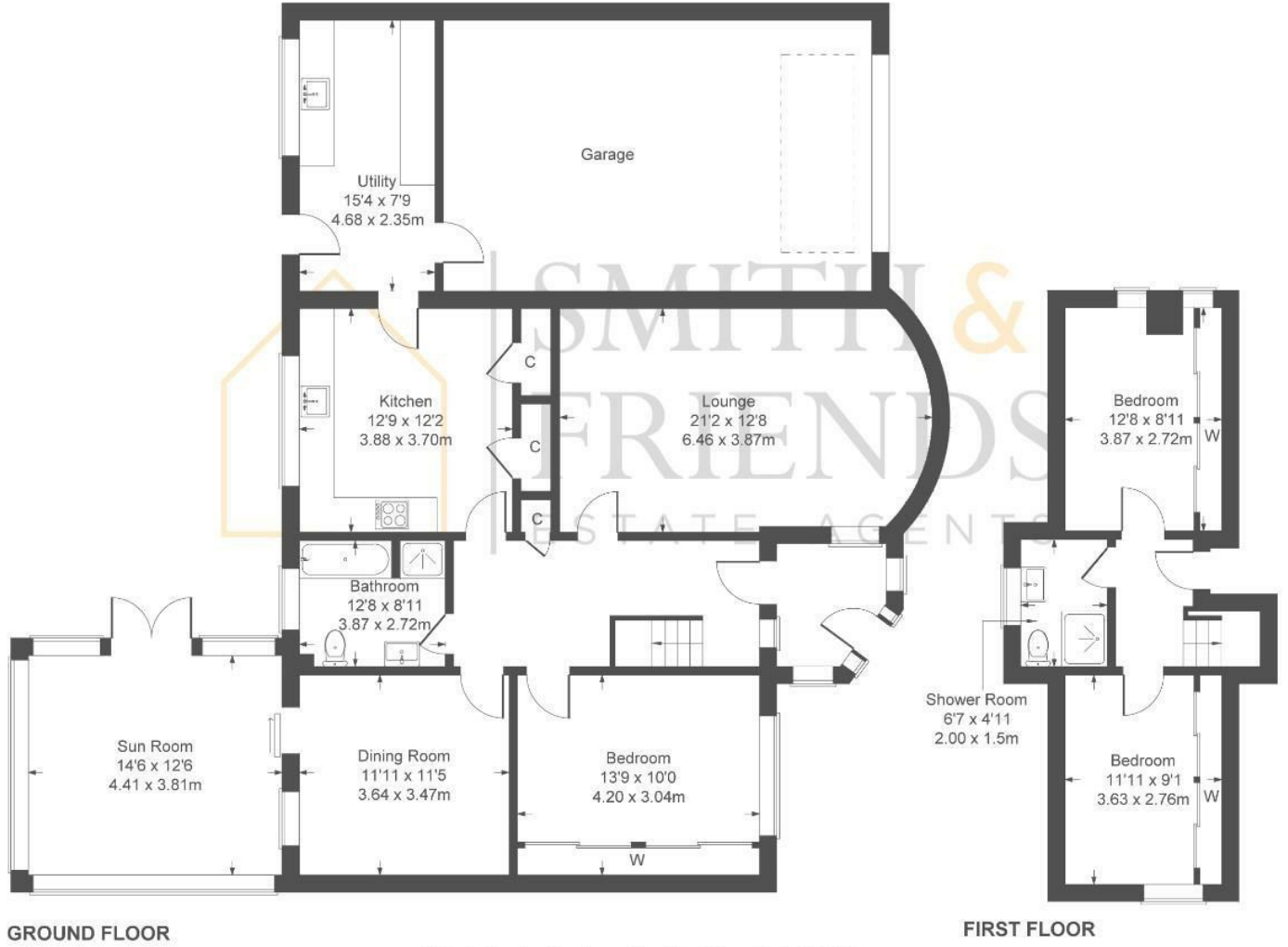
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www.smith-and-friends.co.uk

37 Knaresborough Avenue

Approximate Gross Internal Area
1647 sq ft - 153 sq m
(Excludes Garage)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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