



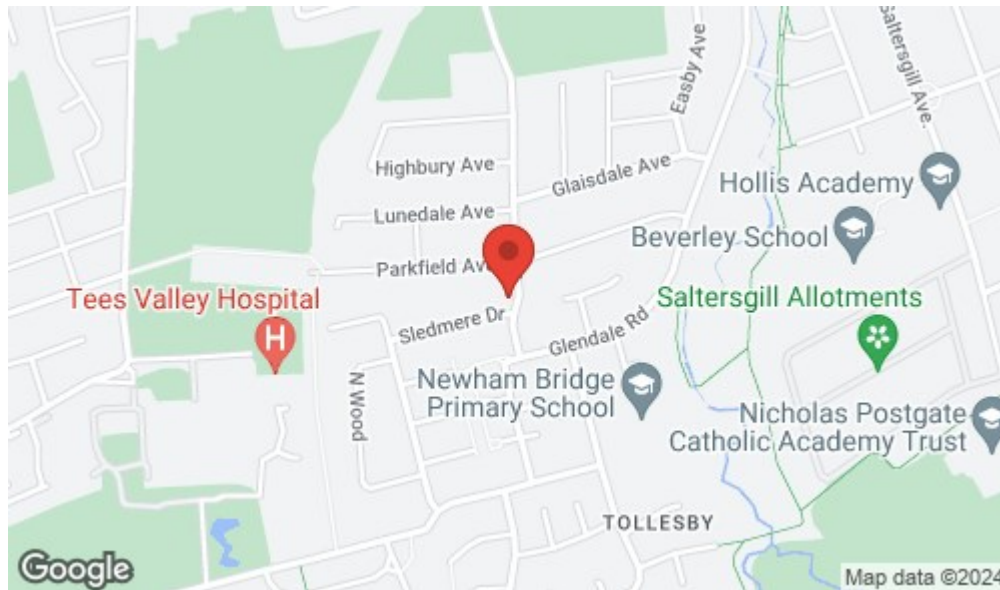
**** REDUCED**** SMITH & FRIENDS are delighted to offer to the market this well proportioned dormer bungalow with a total area of 1119.45 square feet, boasting a two-floor layout designed to accommodate a variety of living requirements. The property is situated in the ever so popular Acklam location and within easy reach to local amenities. This well cared for home incorporates two comfortable bedrooms situated on the ground floor, which are complemented by a good size living room leading to a rear garden room which can be enjoyed in the summer months. The ground floor also plays host to a neutral bathroom fitted with a three piece suite, and a functional kitchen/diner with a breakfast table and access to the rear garden. The first floor features a third bedroom with expansive space and storage. Externally to the front, the property occupies a fantastic corner plot with a wrap around garden which is well maintained and benefits from a gated drive with off street parking for multiple vehicles leading to a detached single garage/work shop. To the rear of the bungalow is a well maintained garden which has lawned & paved areas. Viewings come highly recommended to fully appreciate.

Tollesby Road, Middlesbrough, TS5 7LG
3 Bedroom - Bungalow - Dormer Semi Detached
£220,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Tollesby Road, Middlesbrough, TS5 7LG



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	