



SMITH & FRIENDS are delighted to offer to the market this renovated two bedroom semi detached bungalow situated on Tollesby Lane in Marton. The bungalow has the benefit of a re wire, new kitchen, new bathroom, full redecoration and a new combi boiler. The well proportioned living accommodation briefly comprises; entrance hall, generous size lounge, stunning, high quality re fitted kitchen, rear utility area, two double bedrooms and a re fitted bathroom suite comprising of a white three piece suite. Externally to the front of the property is private off-street parking for up to four cars leading to a detached single garage with up and over entry door, power supply and lighting. The garden is mainly laid to lawn with paved areas. Viewings come highly recommended to fully appreciate.

Tollesby Lane, Middlesbrough, TS7 8JQ

2 Bed - Bungalow - Semi Detached

£215,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



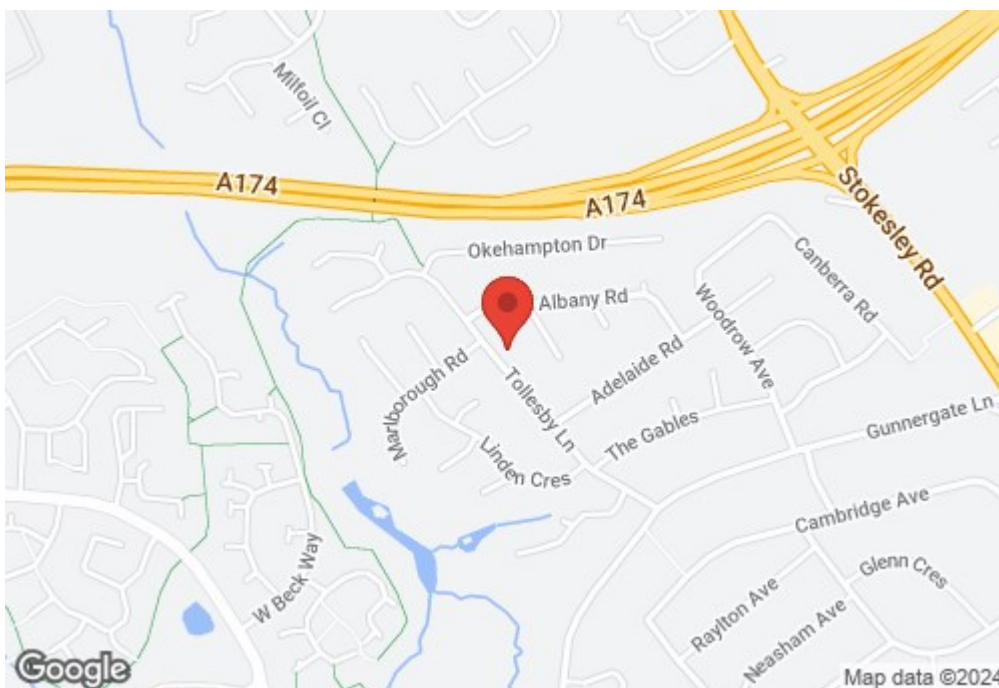
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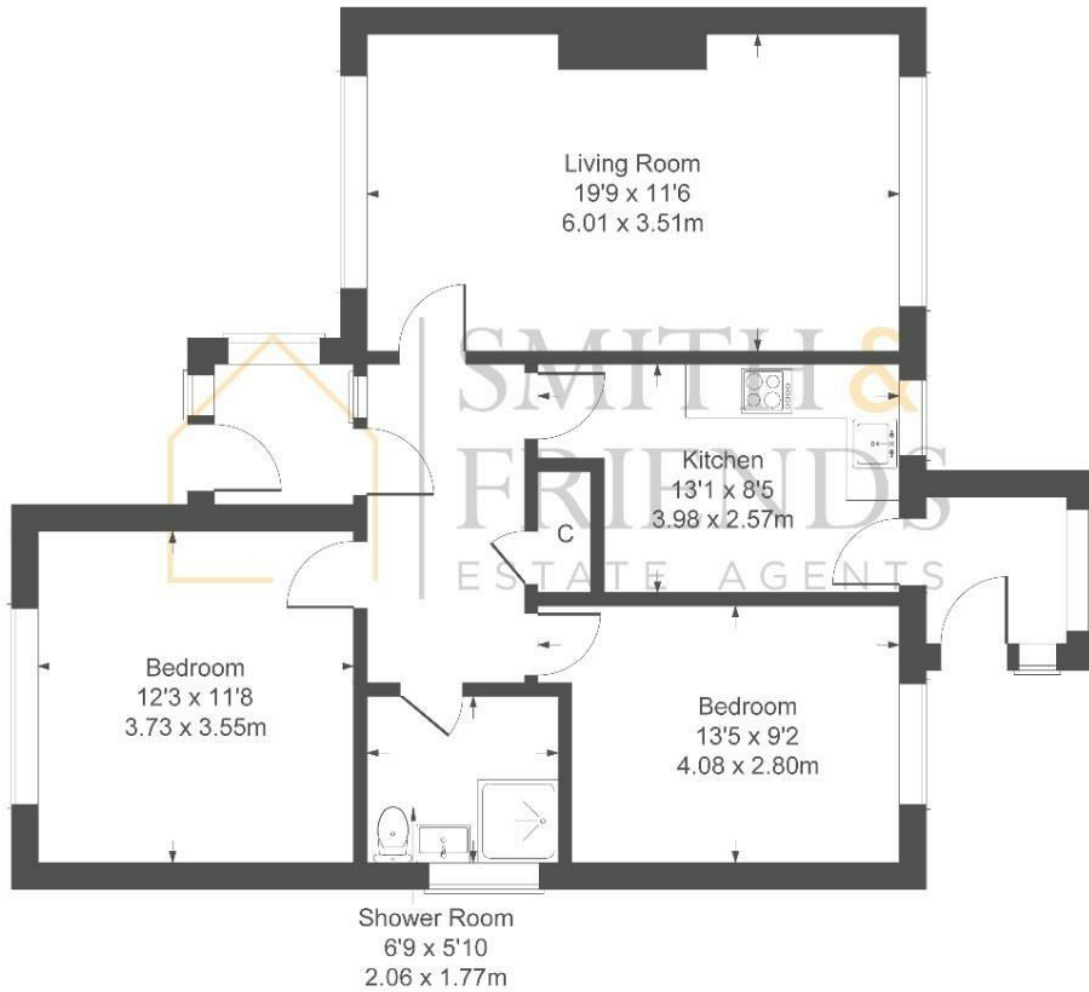


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Tollesby Lane

Approximate Gross Internal Area
764 sq ft - 71 sq m



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			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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