



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom detached bungalow built to the 'Harker' design and to be sold with NO CHAIN INVOLVED. The property is situated in Marton on this sought after estate. The property is perfect for those looking to downsize or growing families with well proportioned living accommodation. The layout comprises of; entrance porch leading to entrance hallway, cloakroom/WC, dining room, generous size lounge with contemporary style fire surround with a living flame gas fire inset, attractive fitted kitchen with range of fitted base and wall units with matching work surfaces and coordinated tiled splash back, Stainless steel sink unit with rinse bowl, drainer and mixer tap, fan assisted electric oven and grill, five ring gas hob with stainless steel extractor hood over, fridge, freezer and dishwasher, three bedrooms and a modern bathroom fitted with a three piece suite. Externally to the front of the property is driveway providing off street parking and an integral double garage which can be accessed via electric entry door an has the benefit of power supply and lighting. To the rear of the property is an excellent south facing rear garden which is mainly laid to lawn with mature borders. Viewings come highly recommended to fully appreciate.

\*Cash purchase only due to shale\*

**Boston Drive, Middlesbrough, TS7 8LZ**

**3 Bedroom - Bungalow - Detached**

**£285,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**



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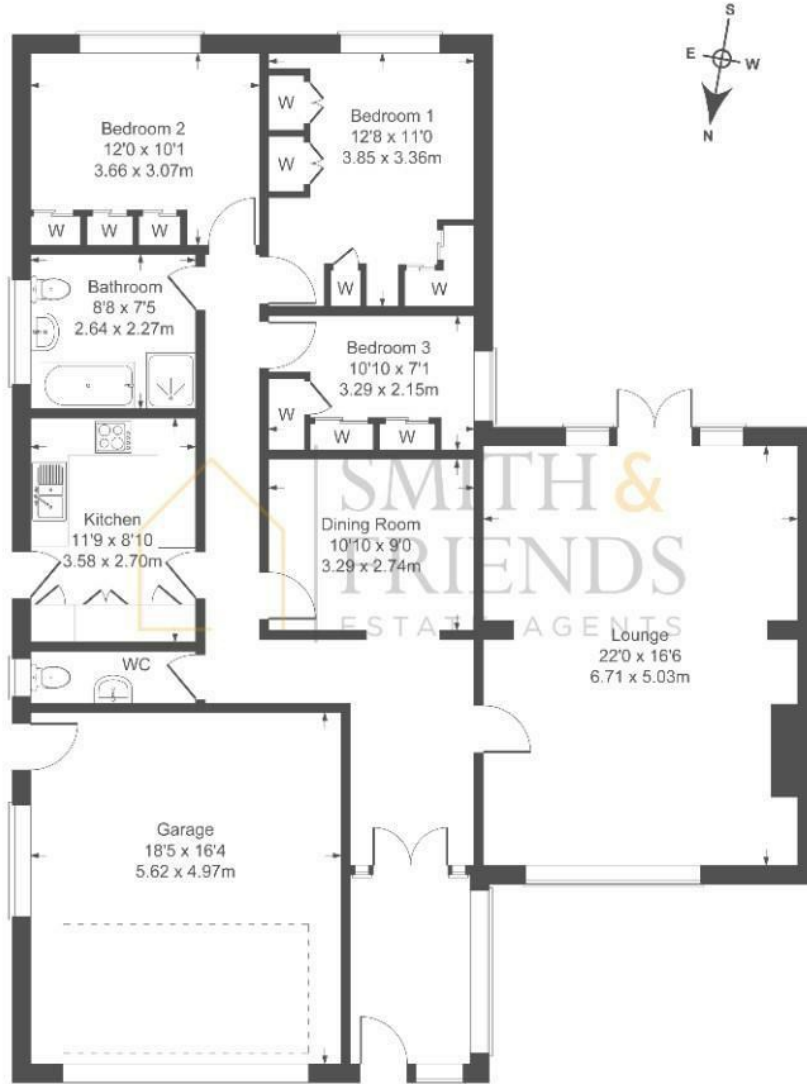
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**Boston Drive**  
 Approximate Gross Internal Area  
 1604 sq ft - 149 sq m



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. We 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			
(69-80) C		67	80
(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	

26 Stokesley Road, Marton, Middlesbrough,  
 TS7 8DX  
 01642 313666  
 middlesbrough@smith-and-friends.co.uk



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