



SMITH & FRIENDS offer for sale this beautifully presented two bedroom semi detached bungalow offered with NO CHAIN INVOLVED and situated in the ever so popular Marton area and within close proximity to local amenities. The spacious and well presented living accommodation briefly comprises; entrance hallway, two double bedrooms, generous size lounge, modern fitted kitchen/diner with access to the garden and a recently fitted bathroom suite. Externally to the front of the property the bungalow is situated on generous plot with a driveway for several cars. To the rear of the property is an excellent enclosed well cared for garden which is mainly laid to lawn and lined with mature plants and trees. Viewings come highly recommended to fully appreciate.

Birchwood Road, Marton, Middlesbrough, TS7 8DE
2 Bed - Bungalow - Semi Detached
£165,000
EPC Rating: A
Council Tax Band: B
Tenure: Freehold



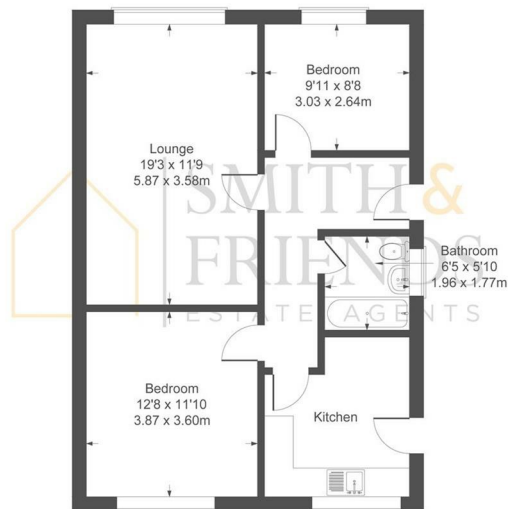
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Birchwood Road

Approximate Gross Internal Area
721 sq ft - 67 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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary very efficient - lower running costs			
(92 plus) A		92	97
(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	

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