

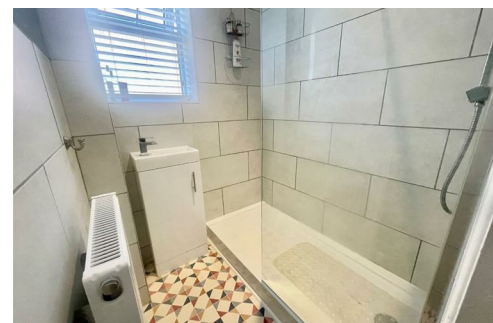


SMITH & FRIENDS are delighted to offer to the market this much improved two bedroom semi detached bungalow situated within the ever so sought after Brookfield Estate. The bungalow has the benefit of NO CHAIN INVOLVED, gas central heating and uPVC double glazing. The well presented living accommodation briefly comprises; entrance hallway, master bedroom with uPVC French doors to the rear garden, second bedroom, re fitted shower room comprising of a walk-in shower and wash hand basin, separate WC, generous size living room and a re fitted modern kitchen with access to the garden. Externally to the front of the property is a wall maintained garden with parking to the side. To the rear is an excellent garden which is mainly laid to lawn. Early viewings are highly recommended to fully appreciate.

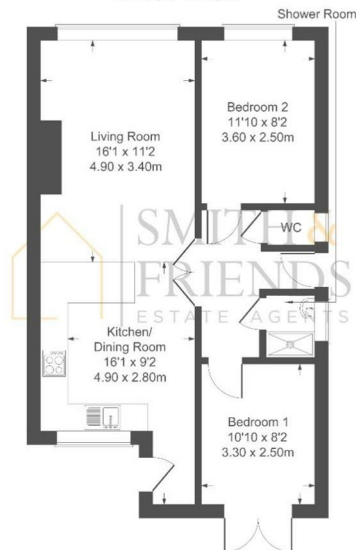
Samaria Gardens, Middlesbrough, TS5 8DF
2 Bed - Bungalow - Semi Detached
£169,950
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



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Samaria Gardens Approximate Gross Internal Area 624 sq ft - 58 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(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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