



Shoreswood Walk, TS5 8BZ
3 Bed - Bungalow - Semi Detached
£235,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



SMITH &
FRIENDS
ESTATE AGENTS

Shoreswood Walk Middlesbrough TS5 8BZ

SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached dormer bungalow situated on this fantastic plot and offered with NO CHAIN INVOLVED. Shoreswood Walk is situated on the ever so popular Brookfield estate within easy reach to local amenities. The spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, two generous ground floor reception rooms, two double bedrooms, a modern shower room fitted with a two piece suite comprising of a walk in shower cubicle and wash hand basin, separate WC and a dining room leading to the attractive fitted kitchen with access to the rear private garden which is laid to astro-turf. To the first floor is an extra room which is currently used as a study. Externally there is a off street drive leading to a detached double garage. There is a wrap around garden to the front and side which is low maintenance and mainly paved

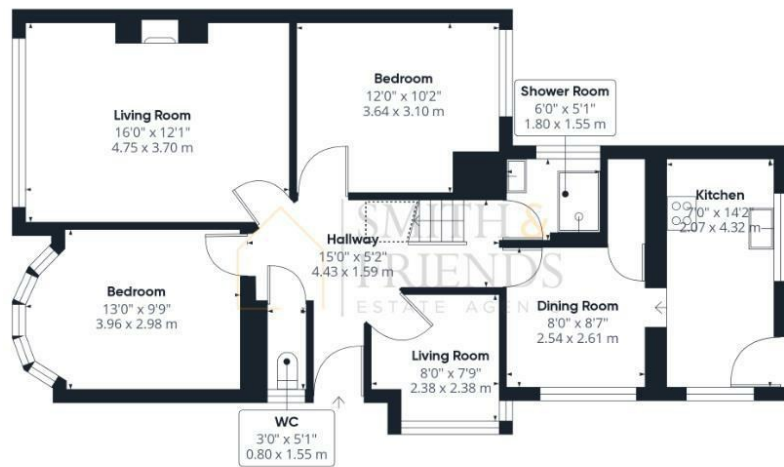
Early viewings come highly recommended to fully appreciate.











Ground Floor



Floor 1

Approximate total area⁽¹⁾

968.21 ft²
89.95 m²

Reduced headroom

31.86 ft²
2.96 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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.

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