



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and significantly upgraded three bedroom detached bungalow situated in a sought after cul-de-sac in Nunthorpe. The property would appeal to a variety of buyers and is within reach to local amenities including Nunthorpe railway station, local shops and well regarded schools. The bungalow boasts from beautiful Karndean flooring in the kitchen, hallway and bedroom 2. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, a good size lounge leading into the stunning open plan kitchen/diner which is fully equipped and has the benefit of a integrated fridge freezer, integrated washer/dryer and integrated dishwasher, three well proportioned bedrooms , two with fitted wardrobes and bedroom two with uPVC door to the garden. (Bedroom 3 is currently used as a study) and an attractive shower room fitted with a three piece suite including a walk in shower. Externally to the front of the property is a low maintenance garden with parking for a number of vehicles to the side leading to the detached single garage. To the rear of the property is a generous size garden which has recently been professionally landscaped and southerly facing, perfect for the summer months . Viewings come highly recommended to fully appreciate this fantastic home.

Darnbrook Way, Middlesbrough, TS7 0RA

3 Bed - Bungalow - Detached

£275,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

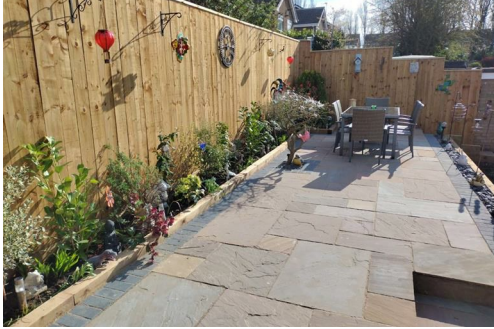
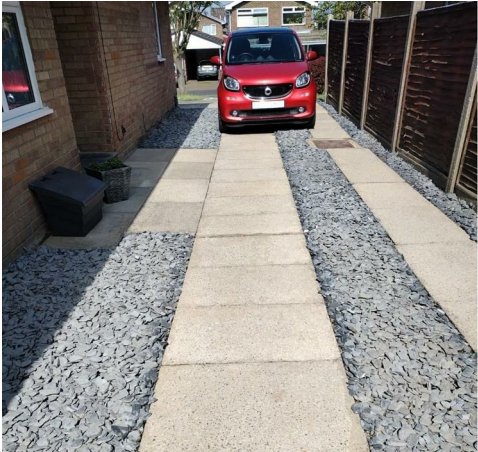


**SMITH &
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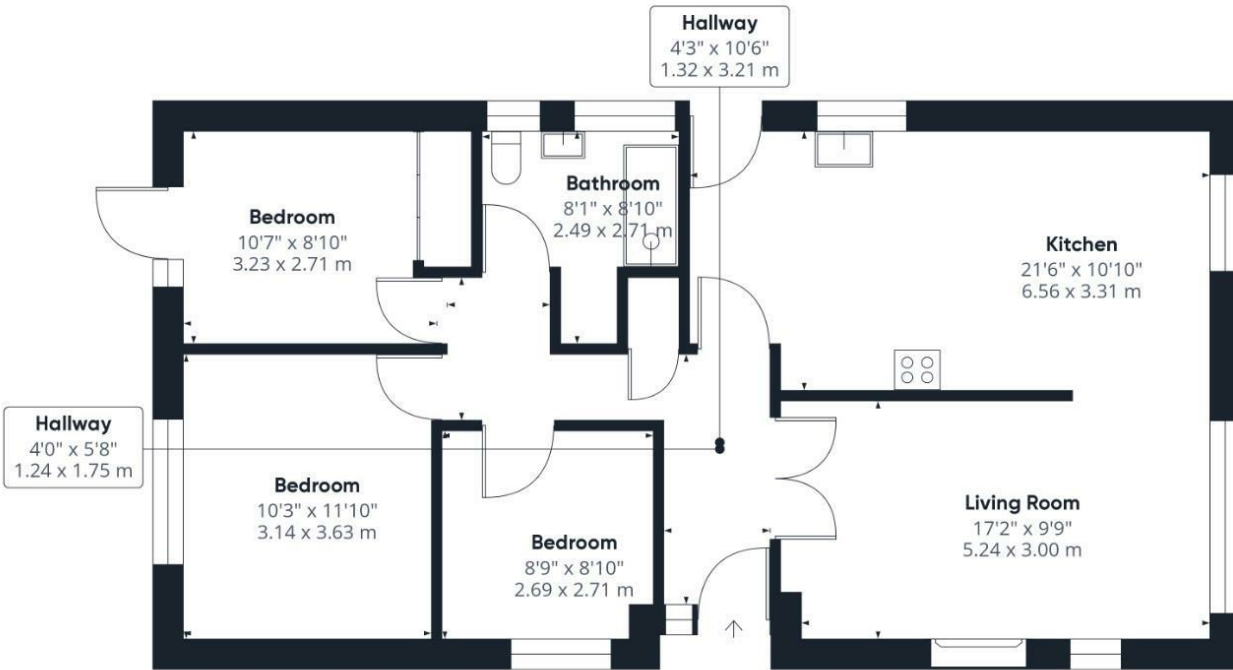


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www.smith-and-friends.co.uk

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Approximate total area⁽¹⁾
876.4 ft²
81.42 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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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