



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious two bedroom semi-detached bungalow which occupies a fantastic corner plot. The property is situated within cul-de-sac location and viewings come highly recommended. The bungalow benefits from uPVC double glazing and gas central heating. The living accommodation briefly comprises; entrance, porch, modern fitted kitchen, good size living room, two double bedrooms and a bathroom fitted with a three piece suite. Externally, there are gardens to three sides all featuring lawns and a variety of plants and shrubs. To the rear is a detached garage and block paved double driveway.

**Wellspring Close, Middlesbrough, TS5 8RG**

**2 Bed - Bungalow - Semi Detached**

**£165,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Wellspring Close, Middlesbrough, TS5 8RG



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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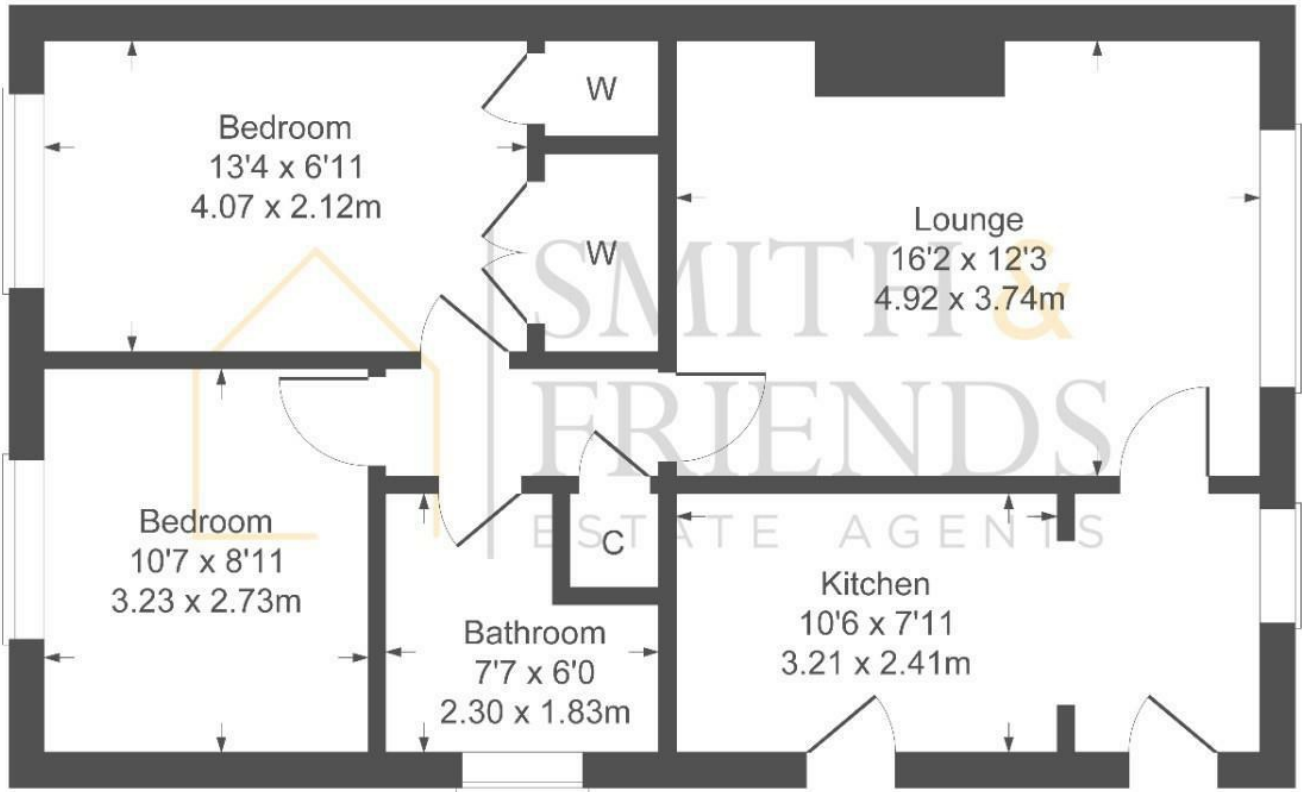
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# Wellspring

Approximate Gross Internal Area  
667 sq ft - 62 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 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			88
(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	

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