

SMITH & FRIENDS are delighted to offer to the market this CHAIN FREE immaculate, light filled three bedroom bungalow. The property is situated in a quiet neighbourhood in Normanby with good transport links and excellent local amenities. The well designed accommodation briefly compromises; lengthy entrance hallway, large living room with dual aspect windows, fantastic master bedroom with fitted wardrobes, two further bedrooms, a modern shower room with a recently fitted three piece suite, an attractive kitchen/diner and a conservatory with lovely views on to the garden. The conservatory leads on to a patio and mature garden, ideal for relaxing and entertaining. To the front of the property is a well presented garden and a long driveway, providing parking for several vehicles and leading to a garage. This spacious property is offered with no onward chain. Viewings are highly recommended to fully appreciate.

Meredith Avenue, Middlesbrough, TS6 0HW

3 Bed - Bungalow - Semi Detached

£225,000

EPC Rating: D

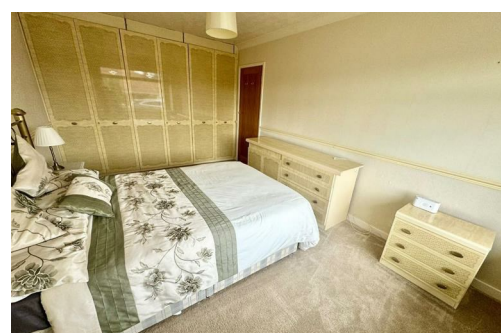
Council Tax Band: C

Tenure: Freehold



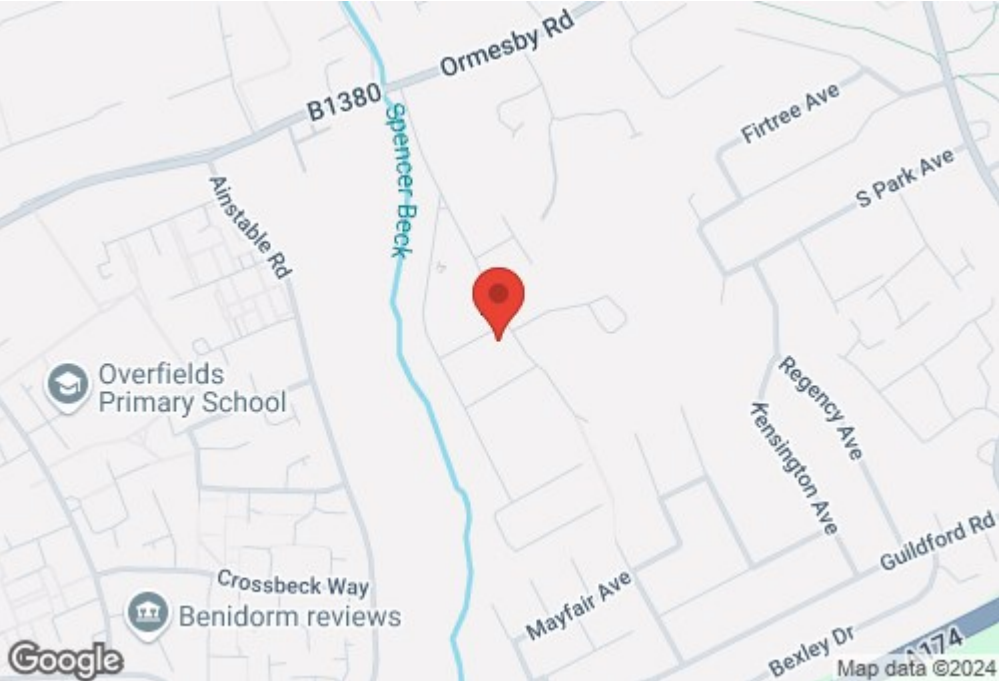
**SMITH &
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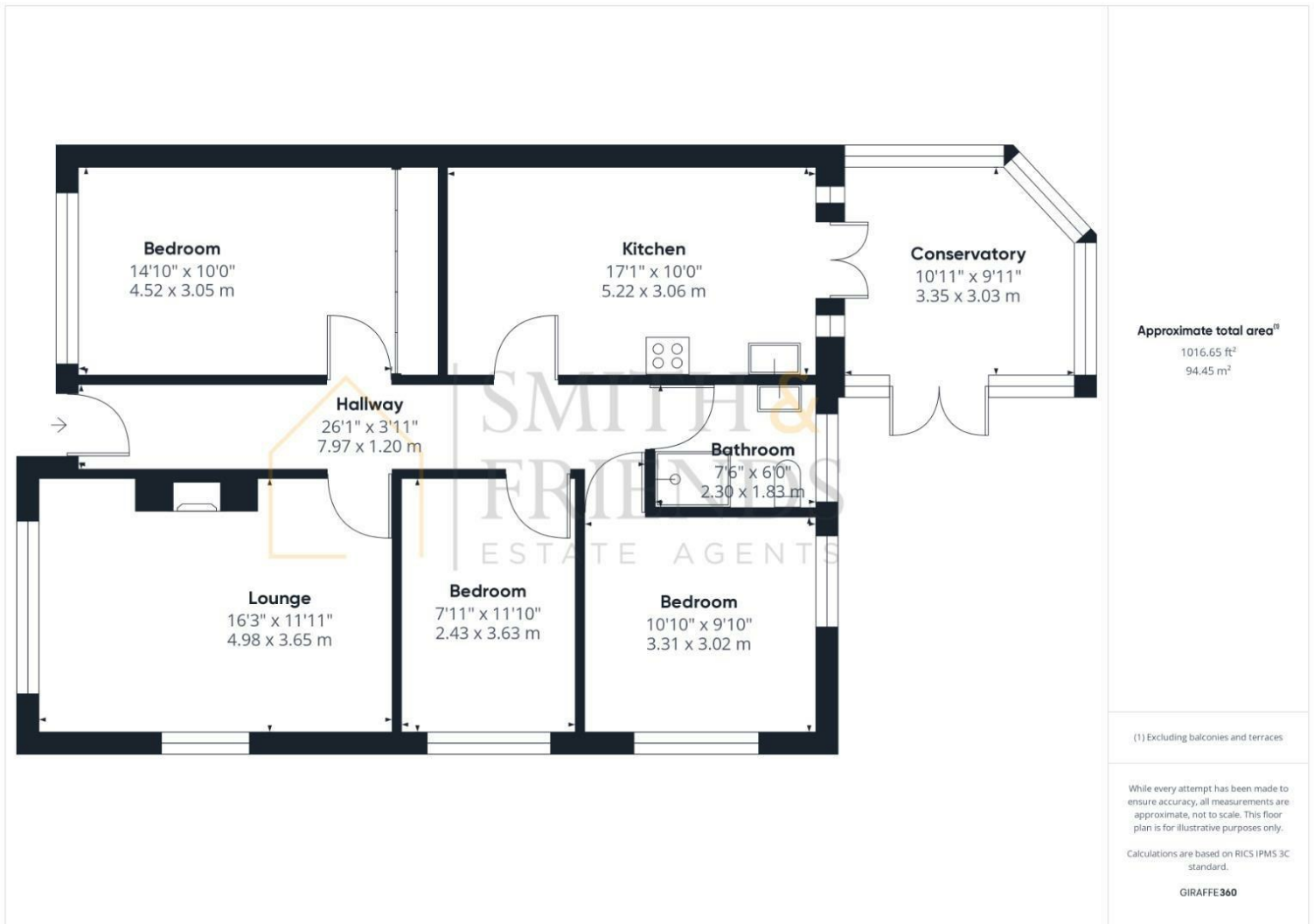
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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