



SMITH & FRIENDS are delighted to offer to the market this well presented two bedroom semi-detached bungalow situated in Hemlington. The deceptively spacious bungalow briefly comprises; spacious entrance hallway, separate dining room that flows onto a modern re fitted kitchen, two double bedrooms, generous size living room and a bathroom fitted with modern three piece suite.

Externally to the front of the property is a garden with a multiple car driveway to the side leading to the single garage which can be accessed via up & over door. To the rear is an enclosed garden which is mainly laid to lawn with a patio area and conifer trees. Viewings come highly recommended to fully appreciate.

Keilder Rise, Hemlington, Middlesbrough, TS8 9HN

2 Bed - Bungalow - Semi Detached

£169,995

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



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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, 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
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	54	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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