



SMITH & FRIENDS are delighted to offer to the market this fully refurbished two bedroom semi detached bungalow offered with NO CHAIN INVOLVED. The bungalow has the benefit of new flooring throughout, full re decoration, new kitchen suite, new bathroom suite, full rewire (2024), new double glazing throughout and new central heating via boiler along with alarm system. The property has been re fitted to a high standard and re configured providing a more practical space. The spacious living accommodation briefly comprises; entrance hallway, two double bedrooms (bedroom 2 with fitted wardrobes), modern bathroom suite, a fantastic open plan kitchen/dining space fitted with stunning units and appliances to include integrated fridge freezer, single oven and hob induction above with spotlights to ceiling and living room with fire surround and electric fire. Externally to the front of the property is low maintenance garden which has astro-turf and parking to the side leading to a detached single garage. To the rear of the property, the garden has also been improved which is laid to lawn with a fantastic decked seating area.

Viewings come highly recommended to fully appreciate.

**Cradley Drive, Middlesbrough, TS5 8HF**

**2 Bed - Bungalow - Semi Detached**

**Fixed Asking Price £240,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

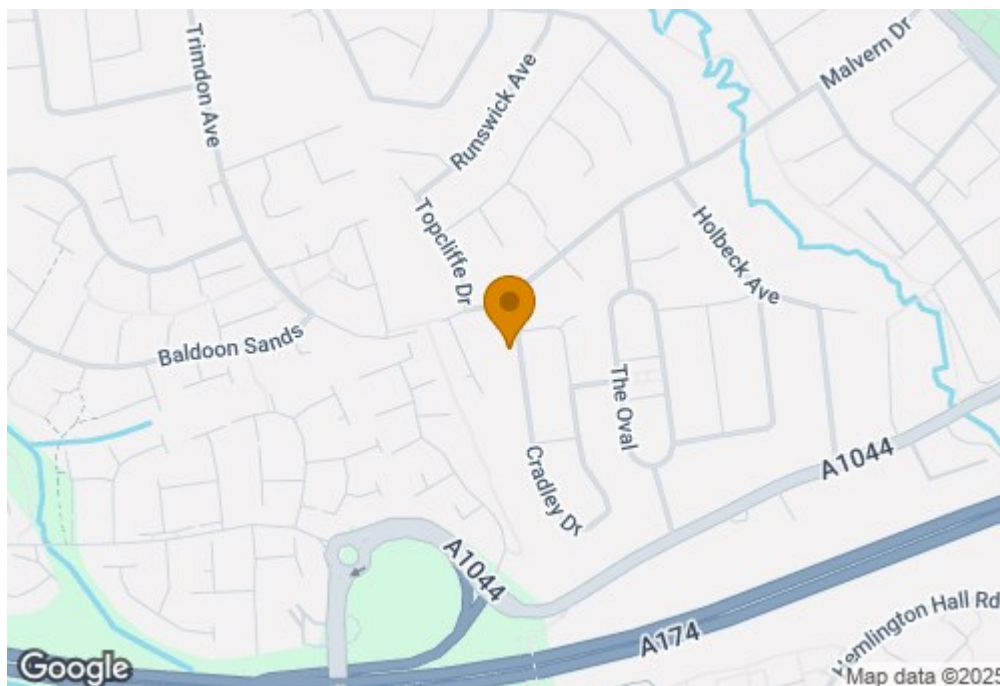


**Cradley Drive, Middlesbrough, TS5 8HF**



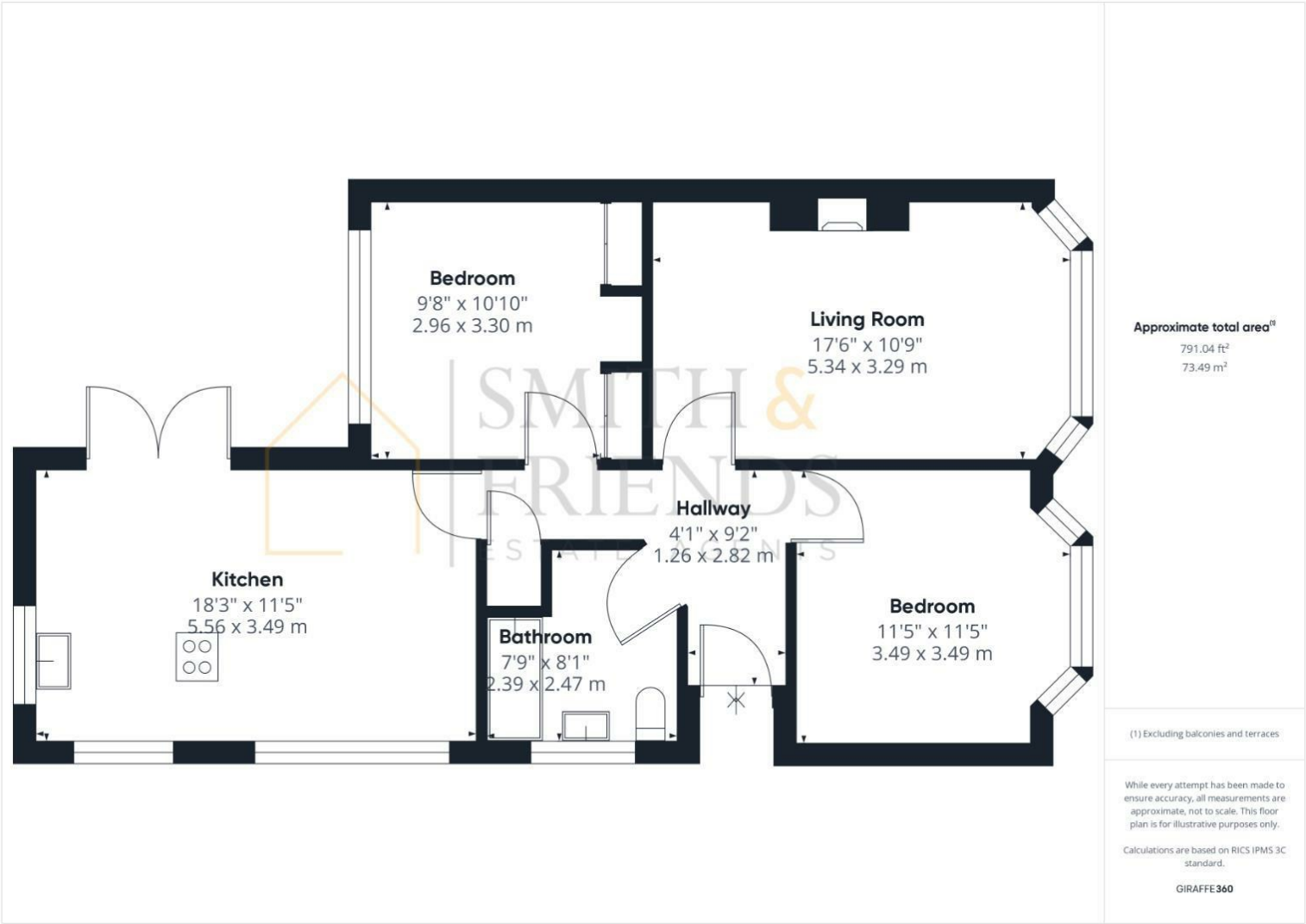
**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

**Cradley Drive, Middlesbrough, TS5 8HF**




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

Cradley Drive, Middlesbrough, TS5 8HF



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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

