

SMITH & FRIENDS are delighted to offer to the market this beautifully presented two bedroom semi detached bungalow situated on the ever so popular Brookfield estate. The home has been improved by the current owner over the years and viewings come highly recommended to fully appreciate. The well proportioned accommodation comprises; large entrance hallway with stairs to the first floor, modern bathroom and separate WC, modern fitted kitchen and double master bedroom to the ground floor. To the first floor is second double bedroom and enclosed toilet/sink unit. To the front of the property is a wall boundary with pleasant garden and parking to the side leading to the detached single garage. To the rear of the property is a lovely garden which is mainly laid to lawn, lined with mature shrubs.

Virginia Gardens, Middlesbrough, TS5 8BP

2 Bed - Bungalow - Semi Detached

Offers Over £185,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



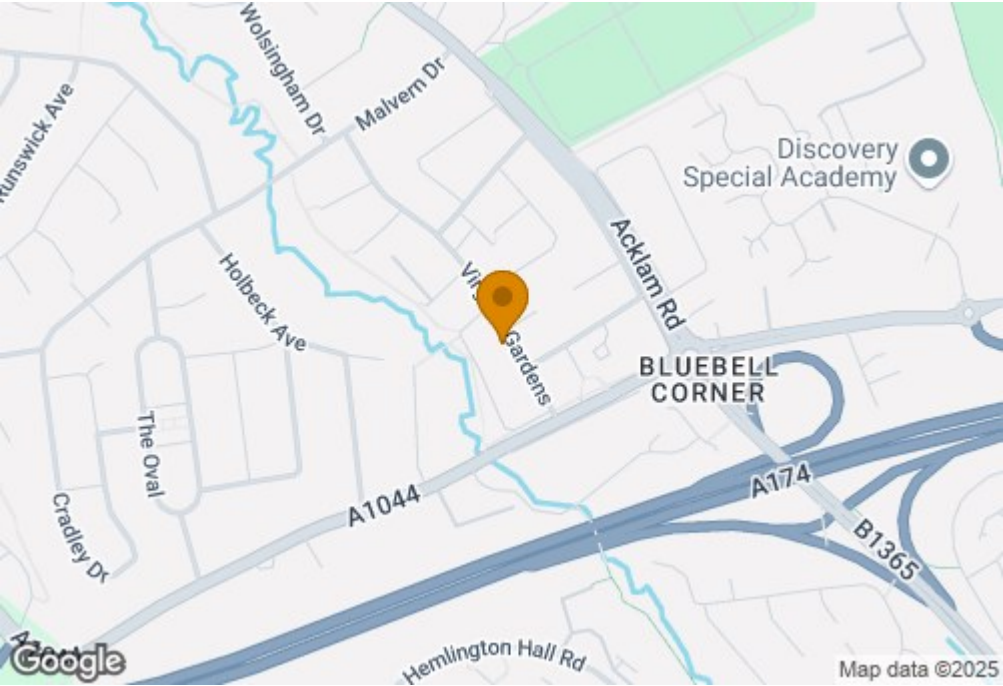
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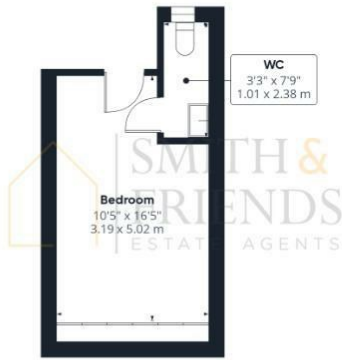


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Approximate total area⁽¹⁾
800.19 ft²
74.34 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		86
(81-91) B	73	
(69-80) C		
(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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