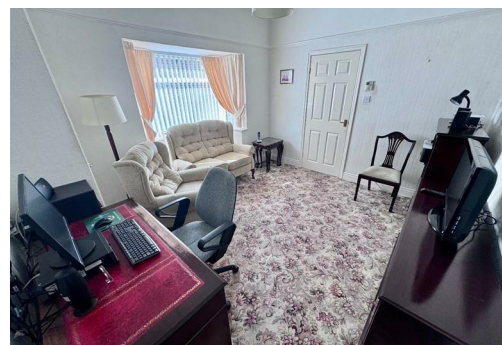




SMITH & FRIENDS are delighted to offer for sale this semi-detached bungalow in the popular area of Brookfield within close reach to local amenities. The living accommodation briefly comprises; entrance hall, lounge, separate dining room, bathroom with shower cubicle, two bedrooms and kitchen with access to the rear garden. Externally the property benefits from raised patio area leading onto a generous size rear garden which is beautifully maintained. Additionally there is a workshop and garage providing extra storage options. To the front of the property is a well maintained garden with mature shrubs.

Early viewings come highly recommended to fully appreciate.

**Holbeck Avenue, Middlesbrough, TS5 8DR**

**2 Bed - Bungalow - Semi Detached**

**£200,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



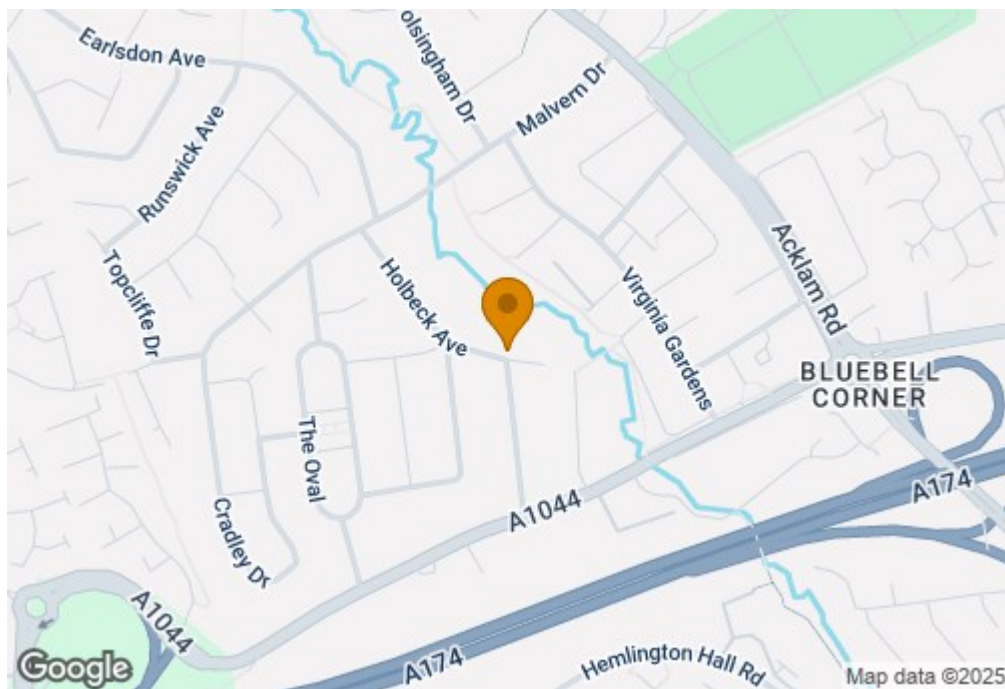
**SMITH &  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes 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                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 63                      |
| (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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