



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and spacious two/three bedroom detached bungalow which has been significantly extended to provide extensive living space. The property is situated in the popular Coulby Newham area of Middlesbrough and within easy access to local amenities such as well regarded schools, Parkway Shopping Centre & Rainbow Leisure Centre. Offering generous living space and exceptional outdoor features, this versatile property boasts from three reception rooms, providing flexible options for family living, entertaining, or home working. The accommodation briefly comprises; entrance hall, kitchen, two bedrooms, further third bedroom(or reception room) with the benefit of its own wet room, family bathroom, dining area, separate living room and an extended living space out the back with bi-folding doors opening to the garden. Set within landscaped gardens, the home offers excellent curb appeal and a peaceful retreat. Off-street parking adds to the convenience, making this an ideal choice for downsizers or families alike. Early viewing is highly recommended to appreciate the size, layout, and outdoor space this unique home has to offer.

Saxonfield, Middlesbrough, TS8 0SL

3 Bed - Bungalow - Detached

£240,000

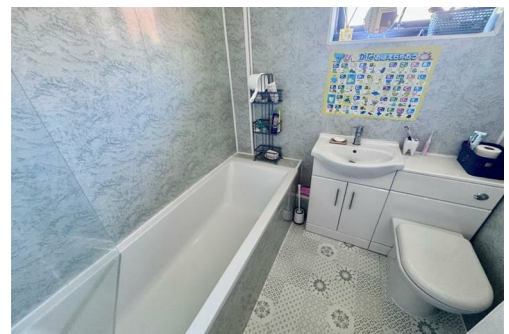
EPC Rating: C

Council Tax Band: B

Tenure: Freehold



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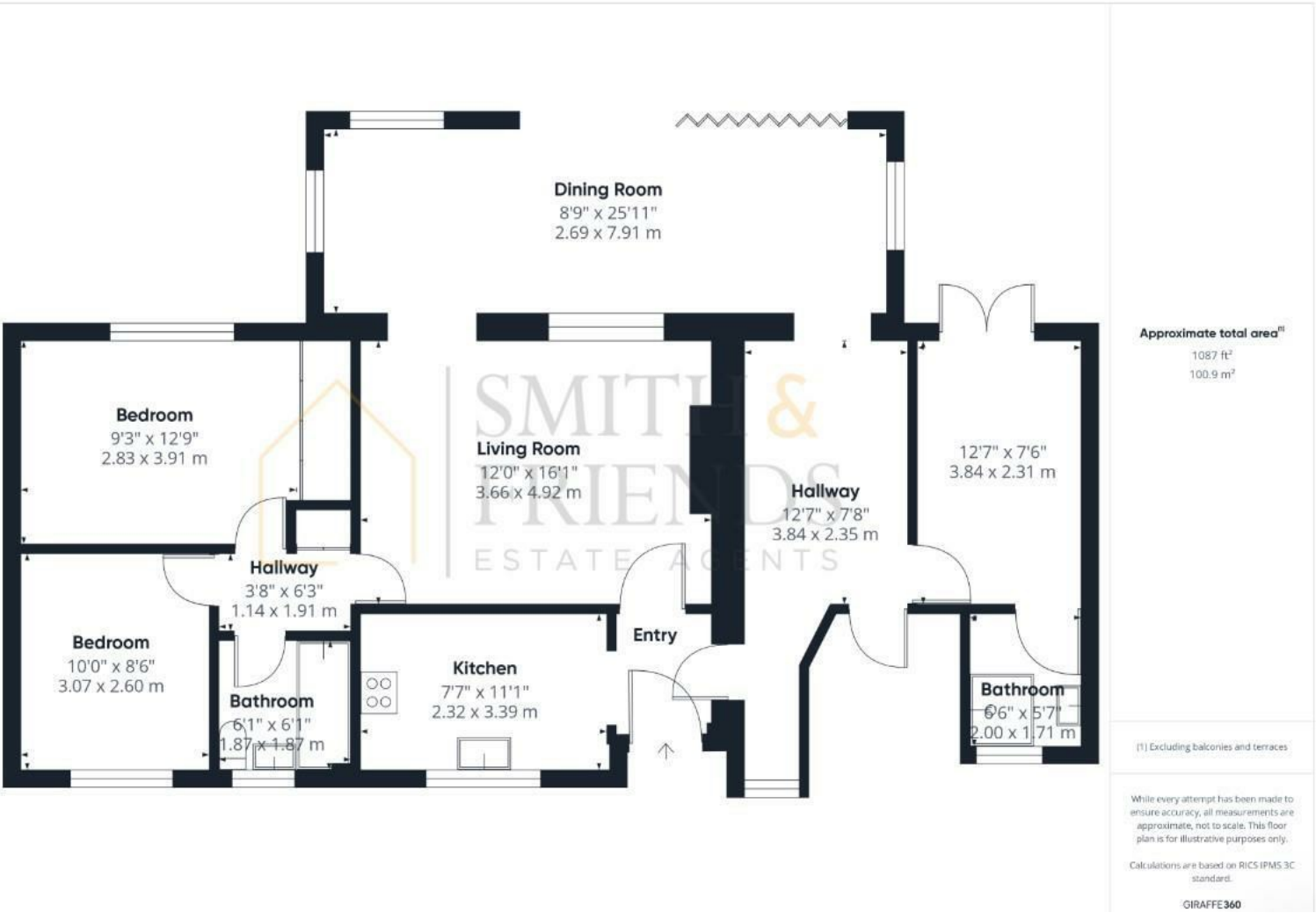


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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		84
(81-91) B		
(69-80) C	72	
(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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