



Smith & Friends, Middlesbrough are delighted to bring to market this Chain Free beautifully modernised, light and spacious two double bedroom detached bungalow, perfectly positioned in the highly sought-after area of Marton, Cleveland (TS7).

Set on a generous plot, this attractive bungalow boasts a thoughtfully designed layout comprising:

A stylish fitted kitchen with a charming breakfast area — perfect for morning coffee or casual dining

A large, bright lounge ideal for both relaxation and entertaining

Two generously sized double bedrooms offering comfortable and flexible living space

A conservatory overlooking the garden — ideal for year-round enjoyment

Externally, the property continues to impress with beautifully landscaped gardens to the front and rear, a private driveway offering ample parking, and a detached garage for additional storage or secure vehicle space.

Located in one of Marton's most desirable residential areas, this superb bungalow offers the perfect blend of peaceful surroundings and excellent local amenities.

Early viewing is highly recommended — contact Smith & Friends, Middlesbrough today to arrange your appointment.

Chestnut Drive, Middlesbrough, TS7 8BY

2 Bedroom - Bungalow - Detached

O.I.R.O £265,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

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Approximate total area⁽¹⁾
936 ft²
87.1 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. We 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		
(81-91) B		86
(69-80) C	69	
(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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