



**** SPACIOUS TWO-BEDROOM SEMI-DETACHED BUNGALOW WITHIN THIS POPULAR NORMANBY LOCATION ** OFFERED WITH NO FORWARD CHAIN**
VIEWING RECOMMENDED****

This generously sized bungalow is set within the popular "Conquest" residential area of Normanby. Realistically Priced to attract interest, it presents an excellent opportunity for buyers seeking a spacious and versatile home they can put their own stamp on .

The accommodation briefly comprises: entrance vestibule, hallway, a spacious living room opening into the dining area with a uPVC DG glass panelled to the rear garden. A well fitted kitchen , the ground floor also includes a bedroom and a shower room/WC. The first floor, accessed via a fixed staircase, hosts a large master bedroom featuring dormer extensions, eaves storage, and built-in sliding wardrobes. Externally , the front of the property offers a generous block-paved driveway providing ample off-road parking, with gated access leading to a detached brick-built garage. The private rear garden has a stone patio, lawned area, established borders, mature shrubs and trees, and an open aspect backing onto greenery.

Regency Avenue, Middlesbrough, TS6 0QH
2 Bed - Bungalow - Semi Detached
£150,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

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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, conveyancing and removal 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		77
(81-91) B		
(69-80) C		
(55-58) D	56	
(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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