



A very well presented and deceptively spacious two bedroom detached bungalow in a much sought after cul de sac within this popular area of Acklam. This lovely bungalow is available with NO FORWARD CHAIN and viewing comes strongly recommended. The layout briefly comprises of: Entrance hall, kitchen with a range of wall, base and drawer units, 18' lounge, modern shower room and two bedrooms (both with built in storage, bedroom 2 has been extended and currently used as a dining room). This bungalow also features gas central heating and uPVC double glazing. Externally to the rear is a private well maintained garden comprising paved patio areas , lawn and a variety of mature plants and shrubs. The open plan front garden is laid to lawn with a long concrete print driveway leading to the detached garage. This home is ideally situated within easy walking distance of local amenities including shops and schools and also has excellent bus-links into Middlesbrough Town Centre.

Grisedale Close, Middlesbrough, TS5 8JW
2 Bed - Bungalow - Detached
Chain Free £230,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Grisedale Close, Middlesbrough, TS5 8JW

- ENTRANCE HALLWAY
- KITCHEN
- LOUNGE
- FAMILY BATHROOM
- BEDROOM
- BEDROOM / DINING ROOM



Approximate total area*
 736 ft²
 68.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (RICS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	78
		EU Directive 2002/91/EC	

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