



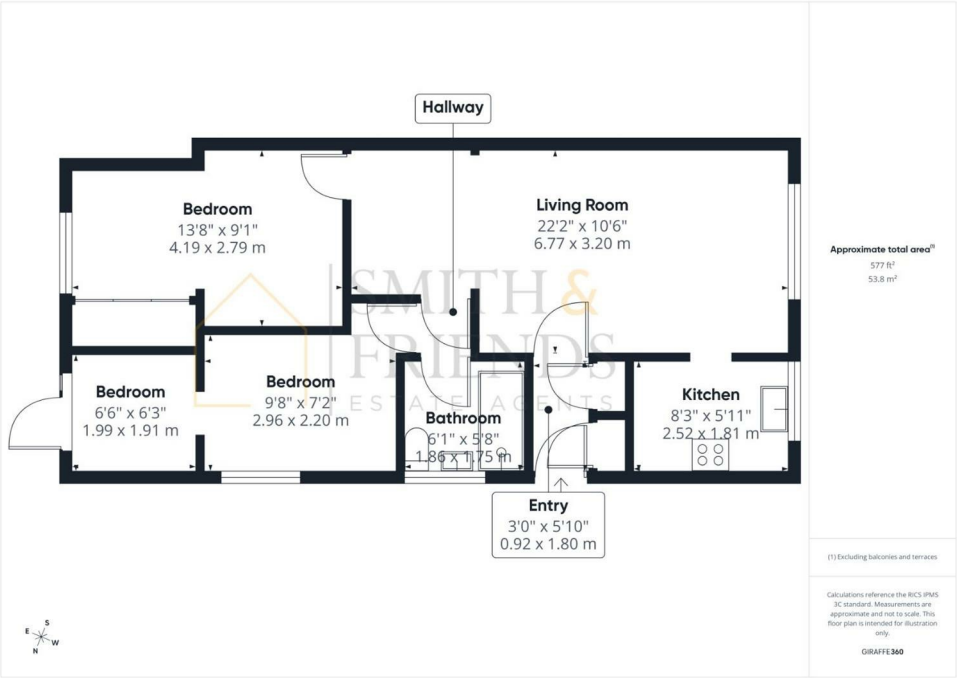
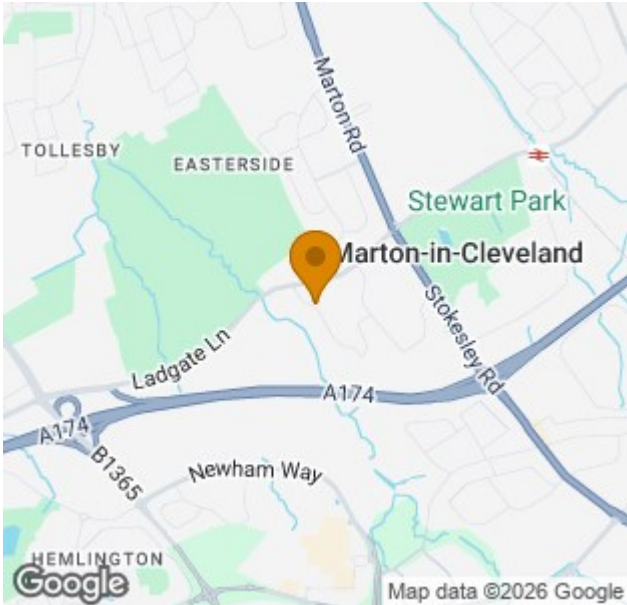
Rarely available and tastefully improved this deceptively spacious, Two bed semi detached bungalow comes with viewing recommended. Well positioned within this popular area of Marton close to main commuter routes, and amenities. Benefiting from a rear extension uPVC DG, and GCH. The layout comprises of: Entrance hall, lounge / dining area, Two good sized bedrooms and modern family bathroom. Externally the enclosed rear garden is mainly laid to lawn with a sunny patio area and timber shed, The open plan front garden is laid to lawn with well stocked borders, A good sized block paved driveway runs to the side of the property and provides off street parking for numerous cars.

**Weymouth Avenue, Middlesbrough, TS8 9AB**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £160,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**

 **SMITH & FRIENDS**  
 ESTATE AGENTS



Weymouth Avenue, Middlesbrough, TS8 9AB



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		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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