



SMITH AND FRIENDS are delighted to offer to the market this well presented two bedroom semi detached bungalow situated in the ever so popular Stainton Village and offered with the benefit of NO CHAIN INVOLVED. The bungalow has recently been redecorated and re carpeted throughout. The deceptively spacious living accommodation briefly comprises; entrance hallway with access to the boarded loft via pull down ladder, good size living room, modern bathroom fitted with a three piece suite, two bedrooms (the rear bedroom benefitting from fitted sliding wardrobes) and a modern fitted kitchen/diner with access to the garden. Externally to the front of the property is a mature garden surrounded by a brick wall and with a driveway to the side of the property for a number of vehicles leading to the detached single garage. To the rear of the property is a low maintenance garden. Early viewing comes highly recommended to fully appreciate.

\*\*\* INTERNAL ALTERATIONS FOR THE REMOVAL OF SHALE HAVE BEEN COMPLETED \*\*\*

**High Rifts, Stainton, Middlesbrough, TS8 9BG**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £165,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# High Rifts, Middlesbrough, TS8 9BG



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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.

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