



**\*\*PRICED TO SELL\*\***

Viewing is essential to fully appreciate the space and quality of this beautifully updated four-bedroom semi-detached bungalow, located in one of Great Ayton's most desirable residential areas.

The current owners have carried out a complete renovation, transforming the property into a stylish and deceptively spacious home that blends modern design with practical family living.

At the heart of the ground floor is a striking semi-open plan layout that seamlessly connects the kitchen, dining, and living areas—perfect for both everyday life and entertaining. This level also features three well-proportioned bedrooms, a contemporary shower room, and a handy rear porch opening out to the garden.

The upper floor is dedicated to a generous principal suite, complete with its own en-suite shower room and a walk-in dressing area, offering a private retreat within the home.

Externally, the property benefits from a large block-paved driveway offering ample off-street parking and access to a garage, while the rear garden has been landscaped for ease of maintenance.

**Wheatlands, Great Ayton, Middlesbrough, TS9 6EF**  
**4 Bed - Bungalow - Semi Detached**  
**Reduced To £255,000**  
**EPC Rating: E**  
**Council Tax Band: C**  
**Tenure: Freehold**



# Wheatlands, Middlesbrough, TS9 6EF

Ground Floor

Entrance

Kitchen

Lounge

Diner

11'6 x 11'6 (3.51m x 3.51m)

Bedroom

5'9 x 8'8 (1.75m x 2.64m)

Bedroom

8'10 x 8'11 (2.69m x 2.72m)

Bedroom

10'2 x 11'10 (3.10m x 3.61m)

Shower Room

Upper Level

Bedroom

Bathroom

External



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
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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