

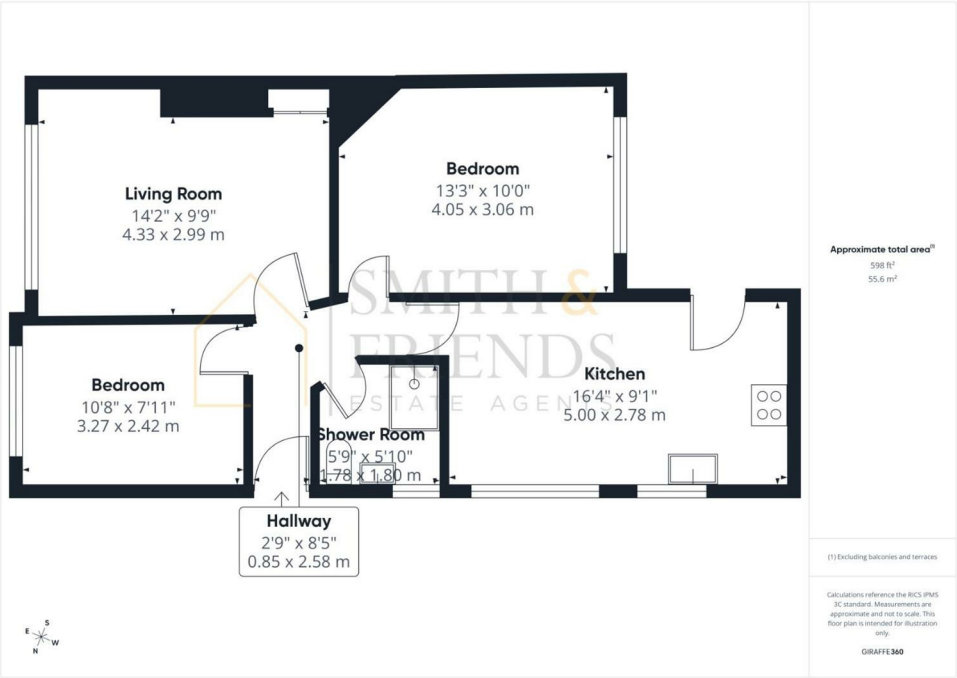


SMITH & FRIENDS are delighted to offer to the market this well cared for two bedroom bungalow offered with NO CHAIN INVOLVED. Bournemouth Avenue can be accessed via Cargo Fleet Lane and within easy reach to local amenities. The deceptively spacious living accommodation briefly comprises; entrance hallway, two bedrooms, generous size lounge, shower room with WC, and an extended kitchen/dining room with access to a fully boarded loft which can be accessed via pull down ladder. Externally to the rear of the property is an enclosed garden which is mainly laid to lawn. To the front of the property is a block paved driveway with off street parking and gated access to the rear garden. Viewings come highly recommended to fully appreciate.

Bournemouth Avenue, Middlesbrough, TS3 0NH
2 Bed - Bungalow - Semi Detached
£130,000
EPC Rating: D
Council Tax Band: B
Tenure: Freehold



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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		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(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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