



****CHAIN FREE**** Having undergone a comprehensive refurbishment this stunning bungalow comes with viewing strongly recommended. Improvements briefly include New GCH including combi boiler, Full Rewire, and replaced doors and windows. The property is positioned within this popular area of Acklam, within walking distance of local amenities, and main commuter routes. This deceptively spacious bungalow has a modern contemporary finish throughout with a layout comprising of: Light and airy entrance hallway, two double bedrooms, modern white and chrome shower room with double width walk in shower and separate WC. A generous lounge, re fitted kitchen with a comprehensive range of wall, base and drawer units with integrated appliances. Externally the enclosed rear garden is laid lawn with raised borders and a paved patio area. The front garden has been landscaped for easy maintenance, the ample block paved driveway provides off street parking and leads to the single detached garage.

Medbourne Gardens, Middlesbrough, TS5 8DH

2 Bedroom - House

Offers Over £205,000

EPC Rating:

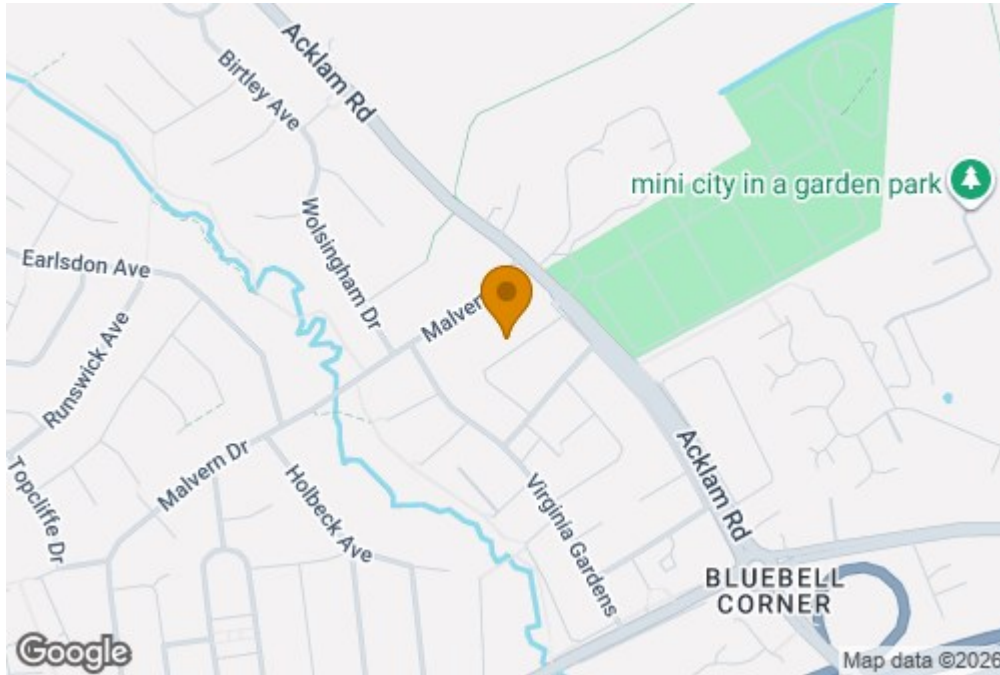
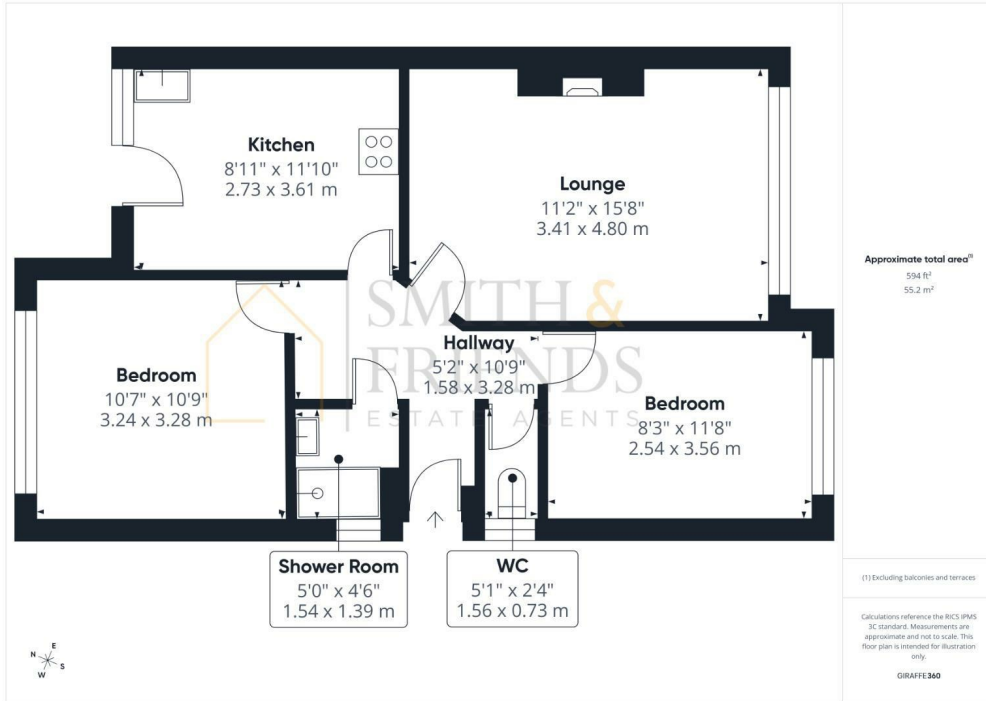
Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Medbourne Gardens, Middlesbrough, TS5 8DH



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		EU Directive 2002/91/EC	

