



**** CHAIN FREE**** Smith and Friends are delighted to offer to market this Duncanson built two bedroom, two reception roomed semi detached bungalow in the desirable, mature surroundings of Brookfield. Features also include double glazing, and GCH , garage with driveway, Comprising entrance lobby, hall, lounge, separate dining room, kitchen, two double bedrooms and shower room. Externally are enclosed gardens to front and rear. The rear garden is south west facing and offers a good degree of privacy.

Welland Close, Middlesbrough, TS5 8JG

2 Bed - House

Chain Free £150,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



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ENTRANCE HALLWAY

LOUNGE
15'4 x 10'10 (4.67m x 3.30m)

BEDROOM (FRONT)
11'4 x 11'4 (3.45m x 3.45m)

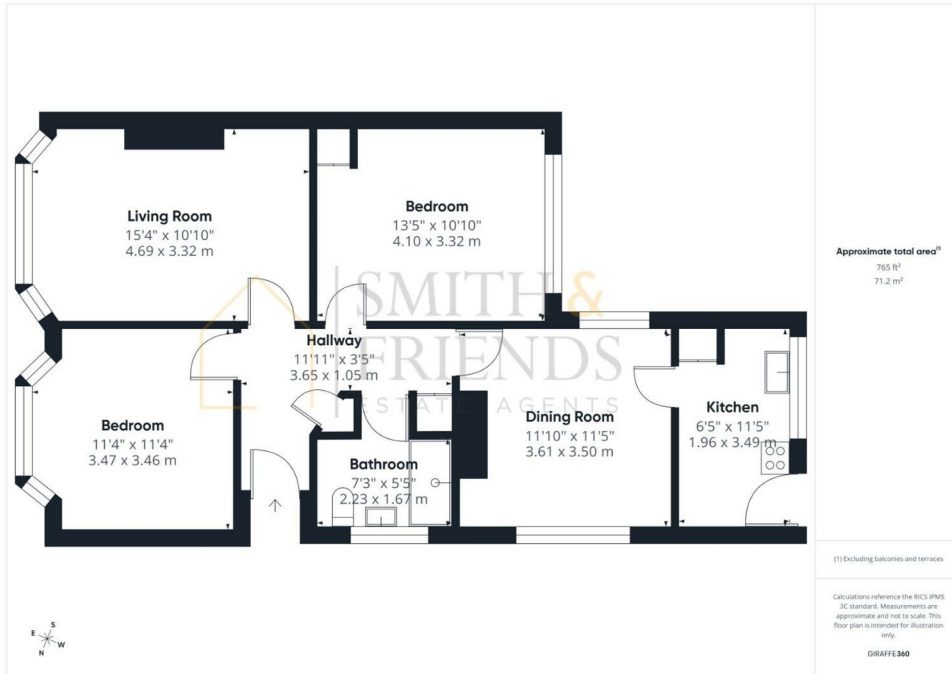
BEDROOM (REAR)
13'5 x 10'10 (4.09m x 3.30m)

SHOWER ROOM
7'3 x 5'5 (2.21m x 1.65m)

DINING ROOM
11'10 x 11'5 (3.61m x 3.48m)

KITCHEN
11'5 x 6'5 (3.48m x 1.96m)

EXTERNALLY



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		
(55-68)	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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