



Medbourne Gardens, TS5 8DH
2 Bed - Bungalow - Semi Detached
O.I.R.O £170,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



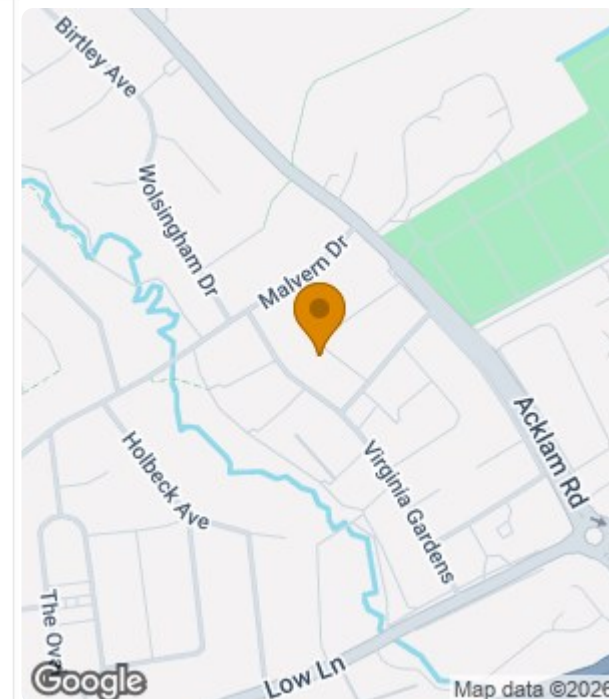
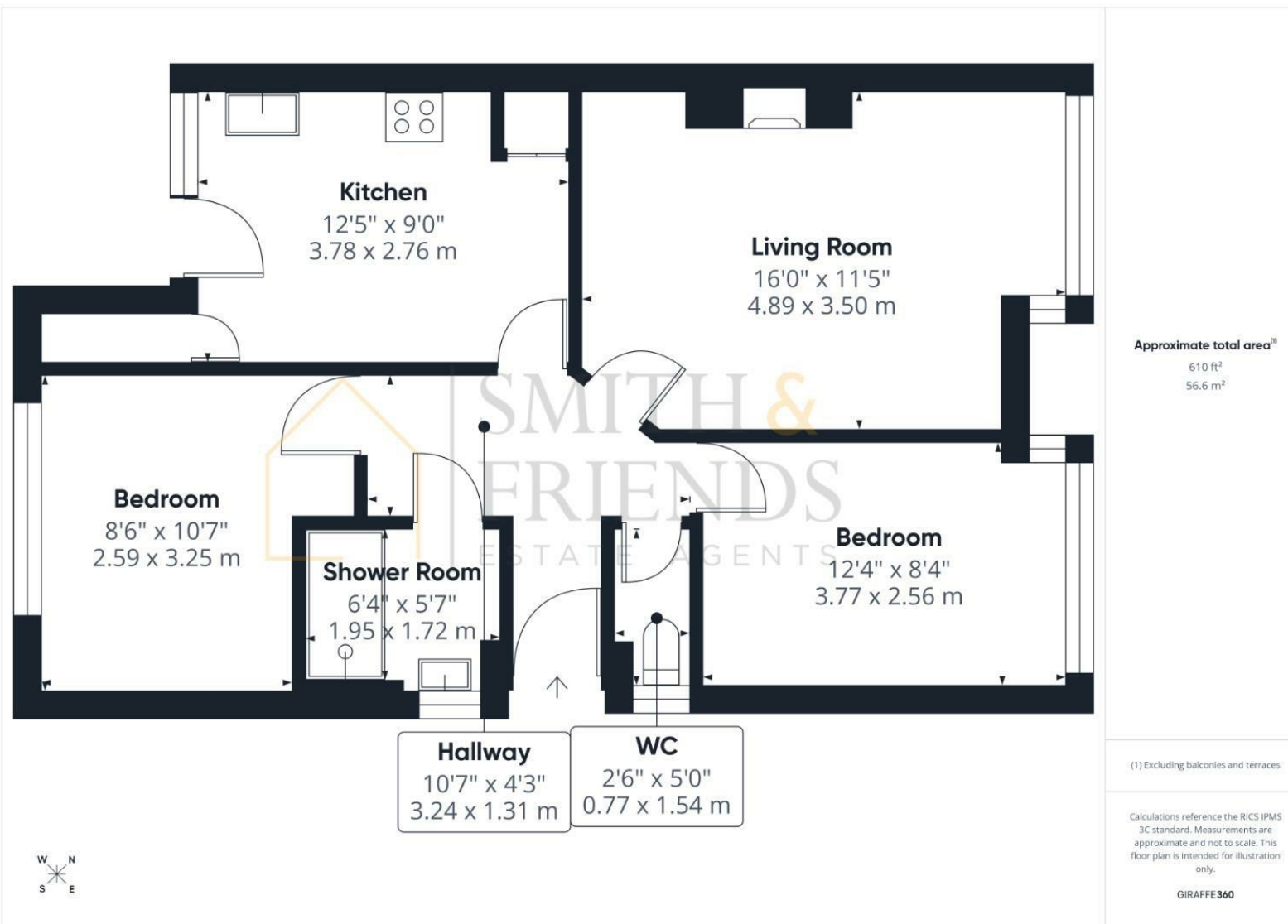
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An attractive two double bedroom semi detached bungalow offered with NO CHAIN INVOLVED. The property is positioned within this popular area of Acklam, within walking distance of local amenities, and main commuter routes. This deceptively spacious bungalow has a modern finish throughout with a layout comprising of: Light and airy entrance hallway, two double bedrooms, attractive shower room, separate WC, generous lounge and a modern kitchen. fitted with a comprehensive range of wall, base and drawer units. Externally the enclosed rear garden is laid to lawn and stoned. The front garden is mainly paved and to the side is ample off street parking that leads to the single detached garage.





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

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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