



**Southdean Drive, Hemlington, TS8 9HA**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £170,000**

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



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## Southdean Drive, Hemlington, TS8 9HA

This beautifully refurbished semi-detached bungalow is presented to the market in excellent condition, offered with no forward chain and vacant possession, making it an ideal choice for buyers seeking a smooth and hassle-free move.

The property has been thoughtfully modernised throughout and features a stylish, contemporary kitchen fitted with quality units and finishes, flowing seamlessly into a dedicated dining area—perfect for both everyday living and entertaining. To the front of the home, a bright and welcoming lounge provides a comfortable space to relax.

The accommodation further comprises a sleek, modern bathroom complete with a walk-in shower, along with two generously sized double bedrooms positioned to the rear of the property for added privacy. The master bedroom benefits from direct access to a charming sunroom, offering a peaceful spot to enjoy views of the garden all year round.

Externally, the property continues to impress with a driveway providing ample off-road parking, as well as a garage and additional carport for further convenience. The front and rear gardens are designed for low maintenance, making them ideal for those looking for outdoor space without the upkeep.

Ideally situated, the bungalow offers excellent access to major road links including the A174 and A19, and is just a short distance from Coulby Newham Parkway Shopping Centre, providing a range of local amenities, shops, and services.

### **Kitchen**

Side entrance door, gas boiler, flooring and side double glazed window.

### **Diner**

1 x front double glazed window, radiator and carpet flooring.

### **Lounge**

Side and front double glazed windows, carpet flooring and radiator.

### **Bathroom**

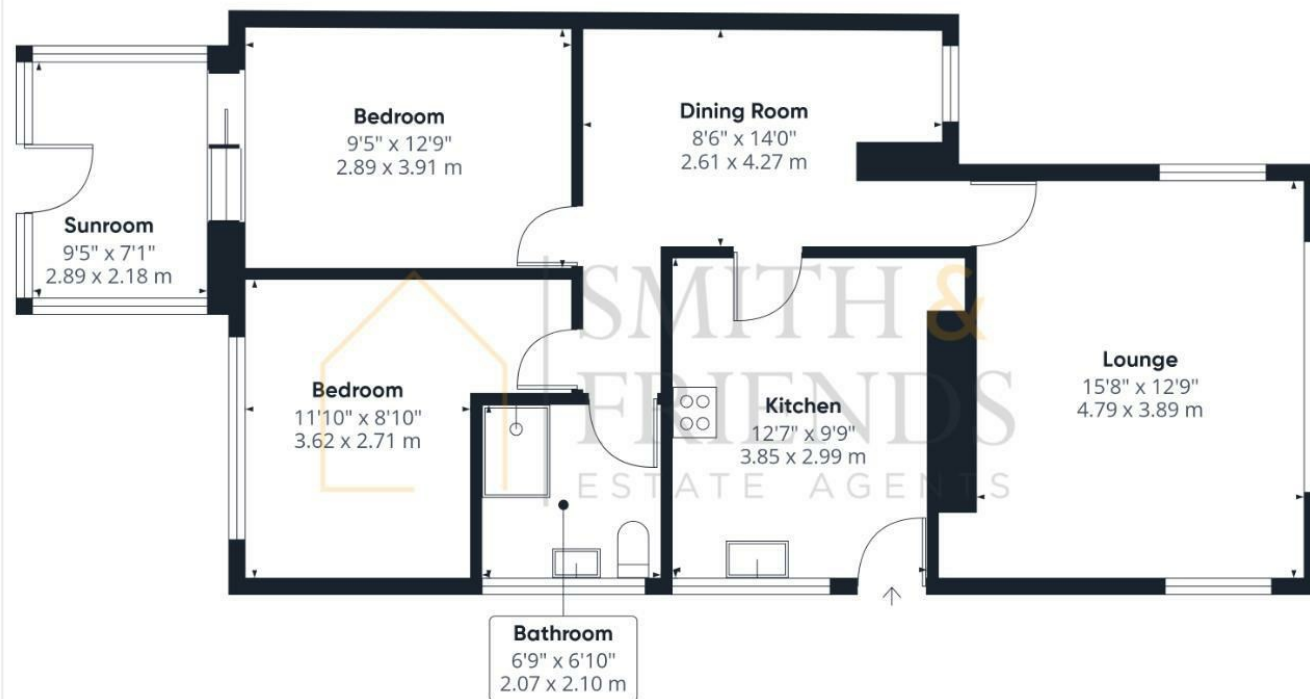
Walk in shower, w/c, wash hand basin and double glazed window

### **Bedroom**

Doors into conservatory, carpet flooring and radiator.

### **Bedroom**

Double glazed window, carpet flooring and radiator.

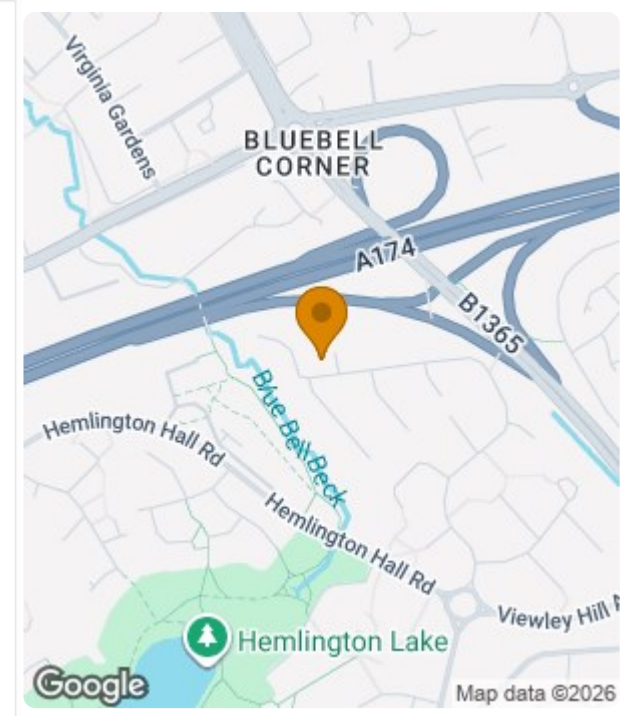


Approximate total area<sup>1)</sup>  
858 ft<sup>2</sup>  
79.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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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