



SMITH & FRIENDS are delighted to present to the market this immaculately presented two/three bedroom detached bungalow, set on a generous corner plot within the highly sought-after Tollesby Hall area, and offered with the benefit of No Chain Involved.

The property offers deceptively spacious accommodation which briefly comprises: welcoming entrance hallway, generous living room, modern fitted kitchen with appliances, white and chrome family shower room, separate dining room (which can also serve as a third bedroom), and two double bedrooms with fitted wardrobes.

Externally, the front of the property features a well-kept wrap-around garden together with a driveway providing off-street parking for numerous cars and leading to a detached garage. To the rear lies a private garden, mainly laid to lawn with mature shrubs, trees, large vegetable plot, summerhouse, shed and access to the garage.

Internal inspection is strongly advised to fully appreciate this lovely home.

**Dorchester Close, Middlesbrough, TS8 9EZ**

**3 Bed - Bungalow - Detached**

**£285,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Dorchester Close, Middlesbrough, TS8 9EZ



ENTRANCE HALLWAY

LOUNGE

KITCHEN

SHOWER ROOM

BEDROOM 1 ( REAR)

BEDROOM 2 ( FRONT)

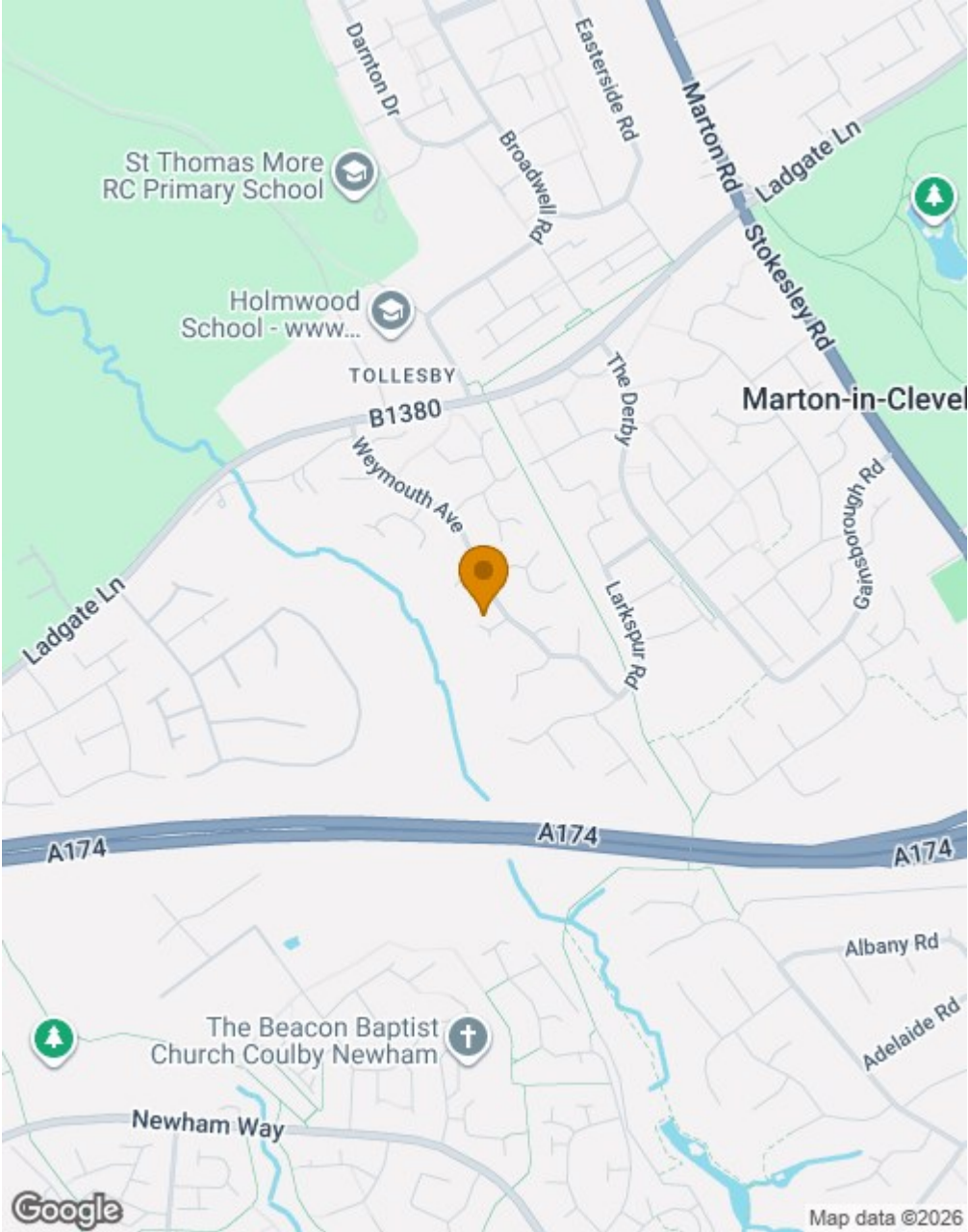
BEDROOM 3 /DINING ROOM ( REAR)

EXTERNALLY



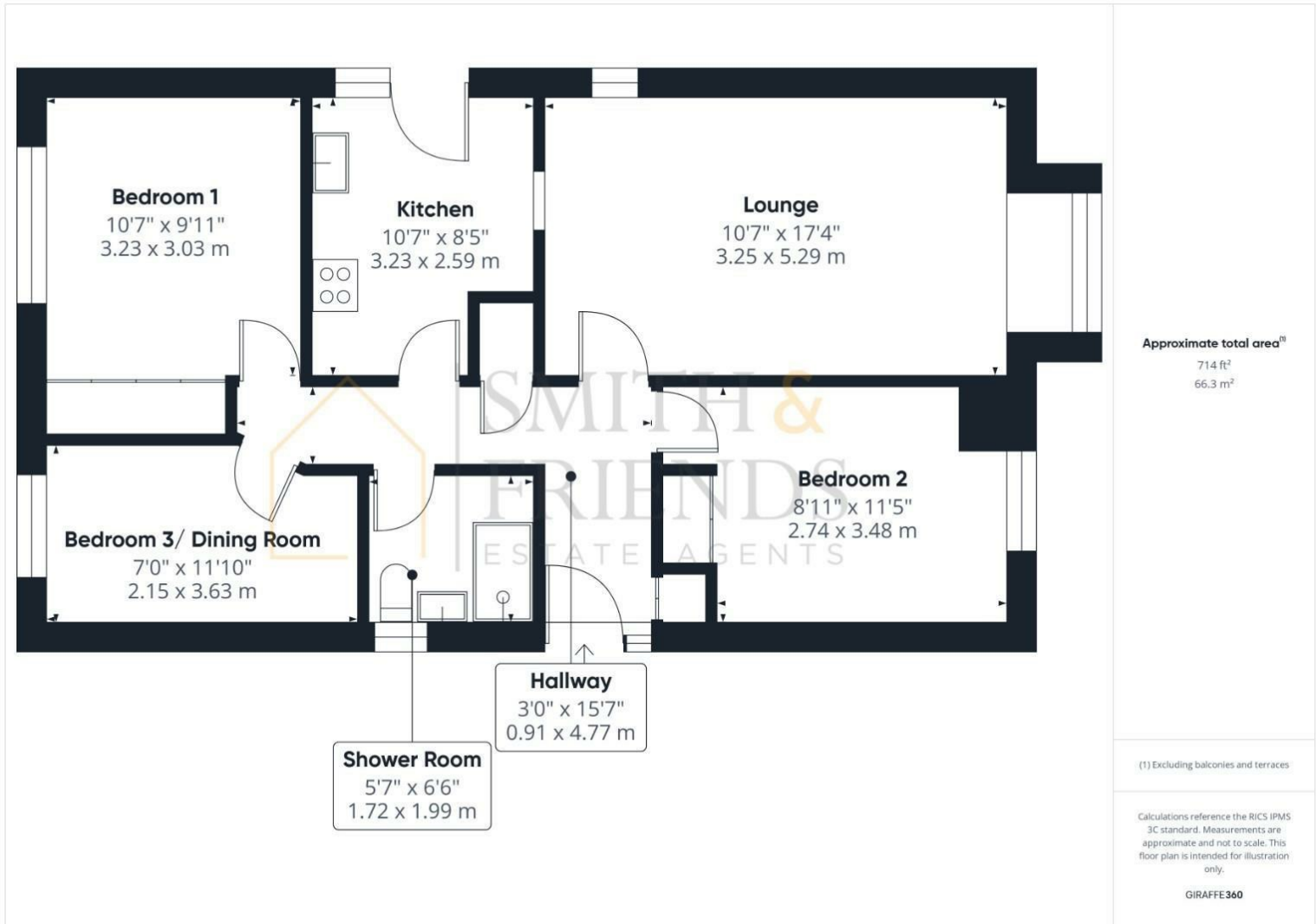
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 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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