



Aylton Drive, Middlesbrough, TS5 8HB
2 Bed - Bungalow - Semi Detached
£240,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Aylton Drive, Middlesbrough, TS5 8HB

This delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,083 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

Upon entering from the hallway via the entrance vestibule you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property has a well appointed kitchen/dining area to the rear of the property that has french doors that accesses the rear patio leading into the garden. A bathroom/w.c. completes the layout of the ground floor.

The property has a fixed stair case leading to the loft conversion which has 2 velux windows to front and rear elevations.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in the area. This added convenience is sure to appeal to those with multiple cars or visitors. The easily maintained gardens to front and rear and a lovely feature of this property.

The location of Aylton Drive in Brookfield is another significant advantage, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, this semi-detached bungalow on Aylton Drive presents an excellent opportunity for anyone looking for a comfortable and practical home in Middlesbrough. With its spacious layout, ample parking, and convenient location, it is a property not to be missed.

Entrance Vestibule

3'7" x 1'8"

Hallway

12'6" x 2'11"

Lounge

15'7" x 10'10"

Kitchen/Dining Area

19'3" x 11'6"

Bedroom 1

13'6" x 11'1"

Bedroom 2

11'8" x 11'5"

Bathroom/w.c.

7'10" x 5'5"

Loft

17'8" x 16'9"

Garage

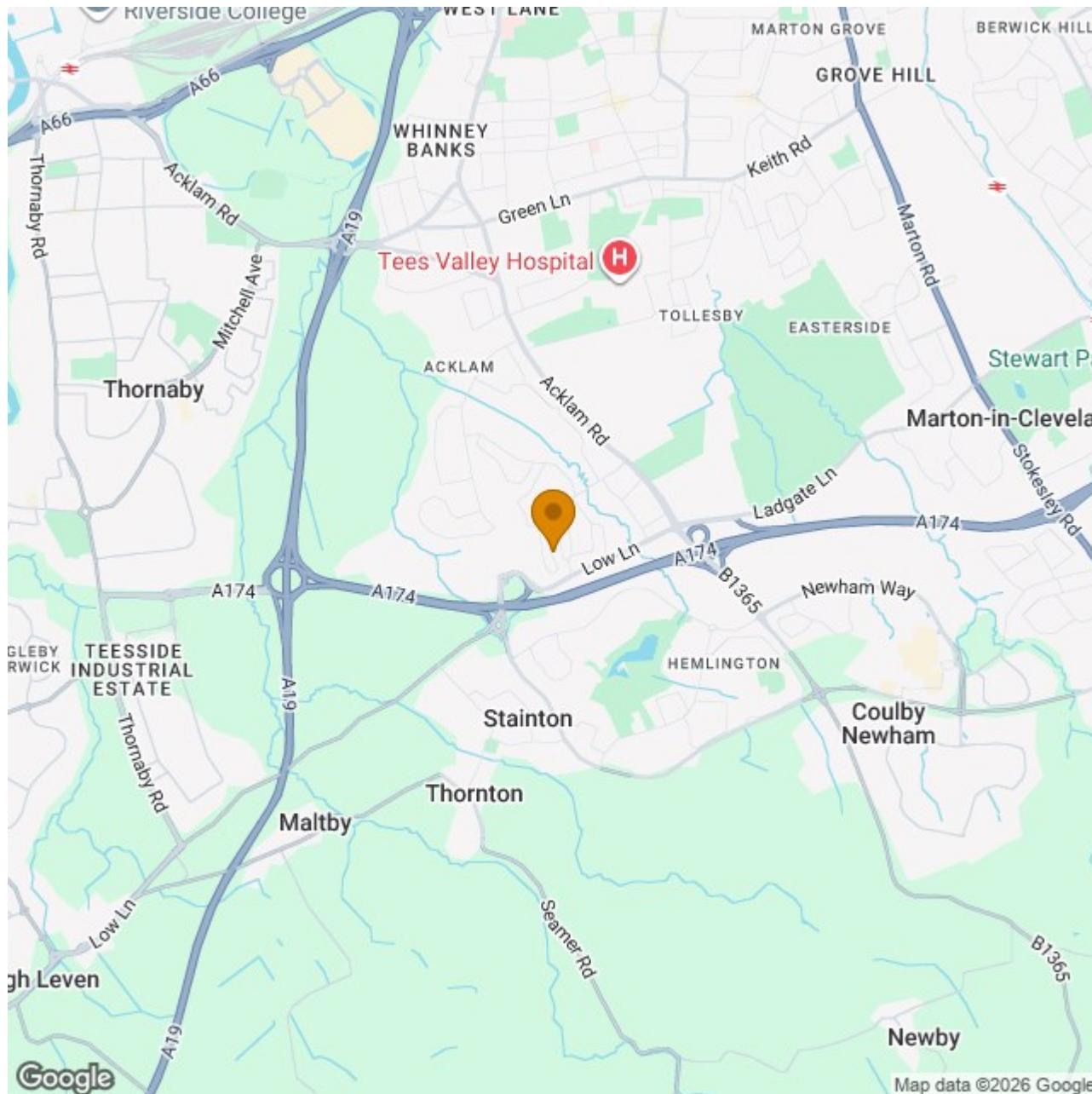
16'8" x 8'10"





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(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.

**26 Stokesley Road, Marton, Middlesbrough, TS7
8DX**
Tel: 01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk