



Carmel Gardens, Middlesbrough, TS5 8DX
2 Bed - Bungalow - Semi Detached
£240,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



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Nestled in the desirable cul-de-sac of Carmel Gardens within the Brookfield estate of Middlesbrough, this attractive two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Having undergone a complete refurbishment since its purchase last year, the property presents an inviting atmosphere that is ready for you to call home.

Upon entering, you are greeted by a welcoming hall that leads to a well-appointed bathroom and a separate WC, ensuring convenience for residents and guests alike. The two spacious bedrooms are thoughtfully designed, each featuring fitted wardrobes that provide ample storage space while maintaining a tidy appearance.

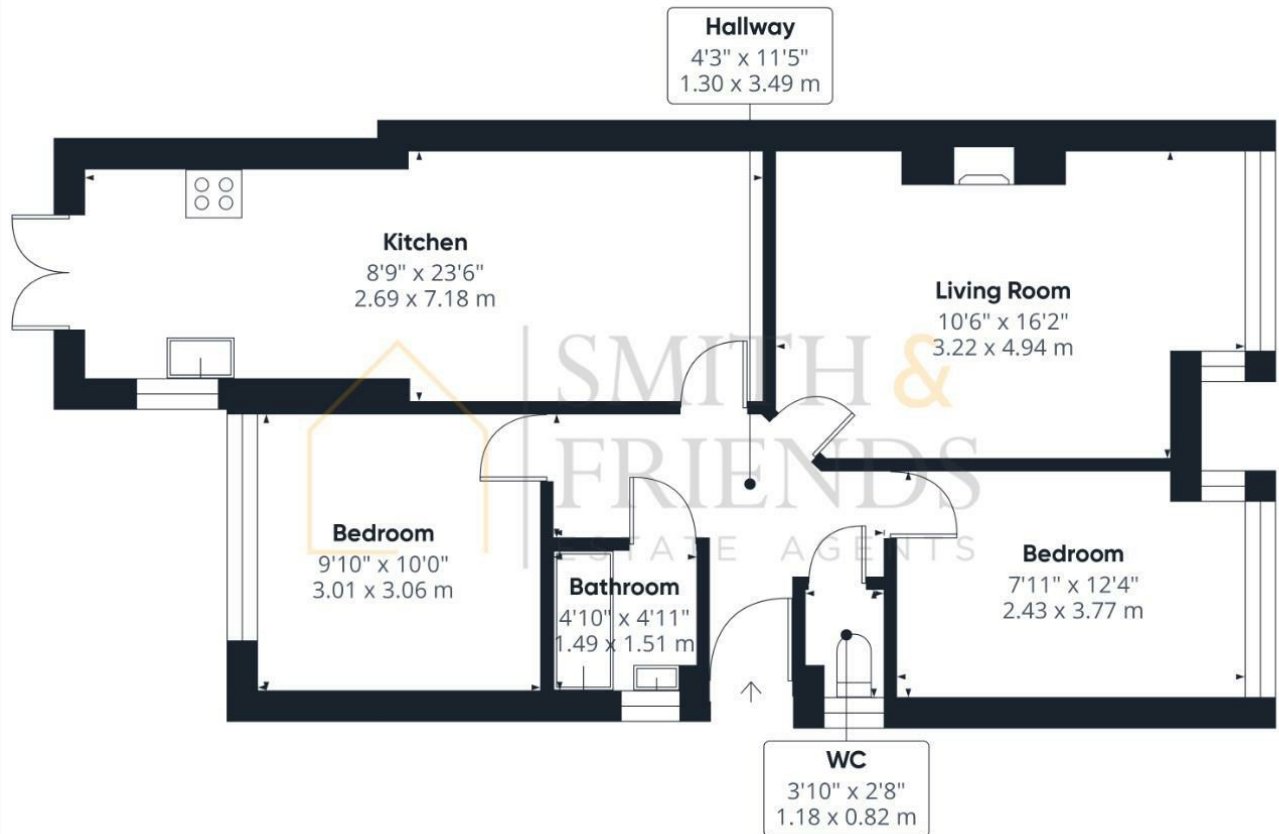
The heart of the home is undoubtedly the stunning kitchen/diner, which is perfect for both everyday meals and entertaining friends and family. This bright and airy space is designed to cater to all your culinary needs, giving access to the rear garden also.

Outside, the property boasts a driveway that accommodates parking for two vehicles, a valuable feature in this sought-after location. The low-maintenance rear garden is mainly paved and laid to lawn. Additionally, a fantastic wooden summer house provides a versatile space that can be used for relaxation, hobbies, or as a home office.







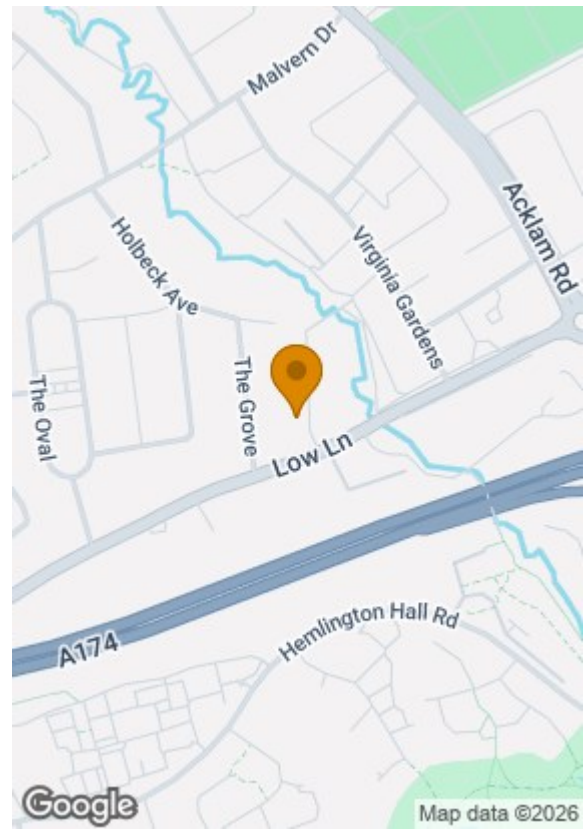


Approximate total area⁽¹⁾
 657 ft²
 61 m²

(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.

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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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