



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious two-bedroom semi-detached bungalow situated within a quiet location in this sought after area of Normanby near to local amenities and transport links. The well presented living accommodation briefly comprises; entrance hallway, good size bay fronted lounge, two double bedrooms, spacious kitchen/dining room with a good range of fitted units, modern bathroom suite and a sun room with access to the garden. Externally to the front of the property is a low maintenance garden with a driveway to the side for a number of vehicles leading to the large single garage. To the rear is an enclosed garden which is paved and easy to maintain. Viewings come highly recommended to fully appreciate.

**Greenside, Middlesbrough, TS6 0SN**  
**2 Bed - Bungalow - Semi Detached**  
**Offers Over £177,500**  
**EPC Rating: D**  
**Council Tax Band: C**  
**Tenure: Freehold**



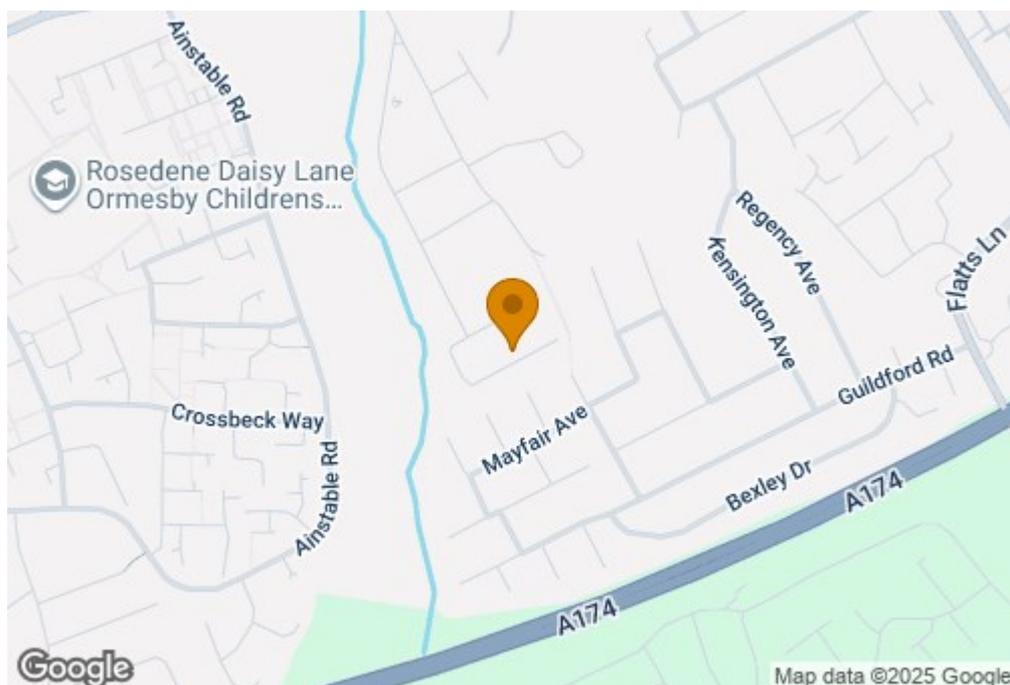
**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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