



SMITH AND FRIENDS are please to offer for sale a two bedroom semi detached bungalow located in a popular residential area in Ormesby within walking distance of local shops, schools and bus routes. An internal inspection is considered essential to appreciate the property. The bungalow offers family sized accommodation which has been considerably modernised and improved to include a re-fitted kitchen, luxury re-fitted bathroom, and uPVC conservatory to the rear. Well presented throughout the versatile accommodation will certainly appeal to a variety of potential buyers, and briefly comprises of: Modern fitted kitchen, open plan lounge and dining area, sitting room (this is the original third bedroom current owner changed it to a sitting area,) luxurious family bathroom, and sunroom. to the first floor two double bedrooms ( master with ensuite and fitted wardrobes) Externally there is an enclosed front garden, a long driveway to the side provides excellent off street parking leading to the double garage. and an enclosed rear garden which is affords a good degree of privacy and has been landscaped for easy maintenance.

**Cedar Road, Ormesby, Middlesbrough, TS7 9DL**  
**3 Bed - Bungalow - Dormer Semi Detached**  
**£170,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**





Cedar Road, Middlesbrough, TS7 9DL



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, conveyancing and removal 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)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-58)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 69      | 74        |
| EU Directive 2002/91/EC                     |   |         |           |

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