



Smith and Friends are pleased to present to the market this much improved and well appointed two-bedroom semi-detached bungalow, occupying an excellent plot within this popular Nunthorpe cul d sac The property has been thoughtfully upgraded by the current owner over the years and is sure to appeal to a wide range of buyers. The well-proportioned accommodation briefly comprises: entrance porch, impressive kitchen with a range of wall, base and drawer units and integrated appliances. lounge inner hallway and a bathroom/WC fitted with a white and chrome three-piece suite including panelled bath, wash basin, and WC. There are two double bedrooms, master with fitted wardrobes, bedroom two gives access to the fully boarded attic. Externally the ample concrete print driveway leads to the carport and tandem length garage. Open plan front garden which is laid to lawn with well stocked borders. the enclosed rear garden is mainly laid to lawn.

Early viewing is strongly advised to fully appreciate all that this charming bungalow has to offer.

**Kennthorpe, Nunthorpe, Middlesbrough, TS7 0PS**

**2 Bed - Bungalow - Semi Detached**

**£159,995**

**EPC Rating: D**

**Council Tax Band: B**

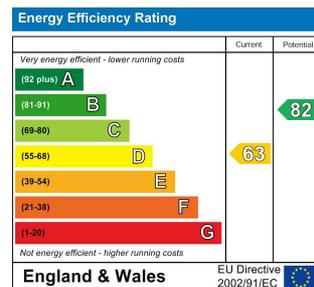
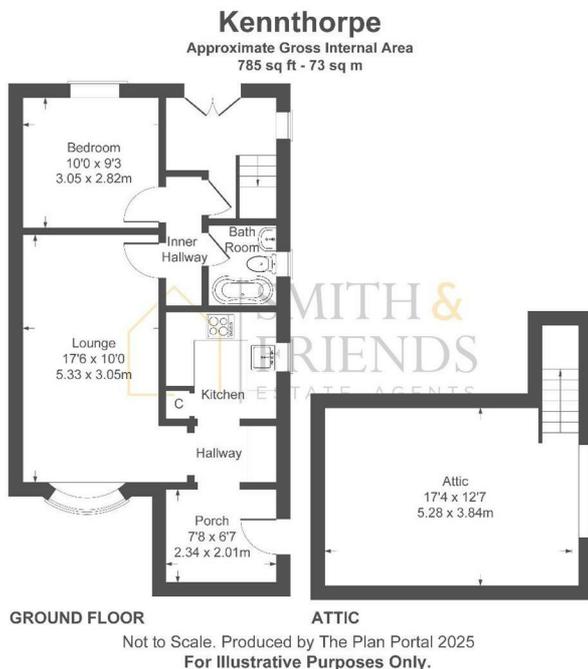
**Tenure: Freehold**



# Kennthorpe, Middlesbrough, TS7 0PS

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title.
- Standard searches (regulated local authority, water & drainage & environmental).
- Protocol forms and answers to standard conveyancing enquiries.
- The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.



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.

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