



**** CHAIN FREE**** Smith and Friends are delighted to offer to market this Duncanson built Three bedroom, two reception roomed semi detached bungalow in the desirable, mature surroundings of Brookfield. This deceptively spacious bungalow is ideally positioned for main commuter, bus routes, and local amenities. Benefiting from, uPVC double glazing, and GCH, garage with driveway, The layout briefly comprises of, L shaped entrance hallway, lounge, dining room, kitchen two double bedrooms and shower room. Stairs from the hallway leads to a further bedroom (Currently used as a study/office) and a large storage area. Externally are enclosed gardens to front and rear. The rear garden is west facing and offers a good degree of privacy. Ample driveway leads to the detached garage

Malvern Drive, Middlesbrough, TS5 8JQ
3 Bed - Bungalow - Semi Detached
No Onward Chain £195,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Malvern Drive, Middlesbrough, TS5 8JQ

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM (FRONT)
15'5 x 10'11 (4.70m x 3.33m)

DINING ROOM (REAR)
11'6 x 11'4 (3.51m x 3.45m)

KITCHEN
11'6 x 9'7 (3.51m x 2.92m)

BEDROOM 1 (FRONT)
11'7 x 9'10 (3.53m x 3.00m)

BEDROOM 2 (REAR)
12'11 x 8'11 (3.94m x 2.72m)

SHOWER ROOM

FIRST FLOOR

BEDROOM 3 / STUDY
12'2 x 10' (3.71m x 3.05m)

STORAGE
12'11 x 5'2 (3.94m x 1.57m)

EXTERNALLY



Approximate total area⁽¹⁾
987 ft²
91.6 m²
Reduced headroom
53 ft²
4.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

Calculations reference the BCS (HWS)
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360

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			
(92-100)	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			

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