



A smart and well presented 2 bedroom semi detached bungalow with lovely front aspect views over Middlesbrough. The property internally comprises of entrance hallway, lounge, kitchen, 2 bedrooms (bedroom 1 with fitted wardrobes) and bathroom/w.c. Eternally there are gardens to front and rear in addition to a driveway and single garage. The property benefit from gas central heating via a combination boiler and loft is boarded with velux window to front elevation. Viewing is highly recommended.

Brooksbank Road, Ormesby, Middlesbrough, TS7 9EQ

2 Bed - Bungalow - Semi Detached

O.I.R.O £150,000

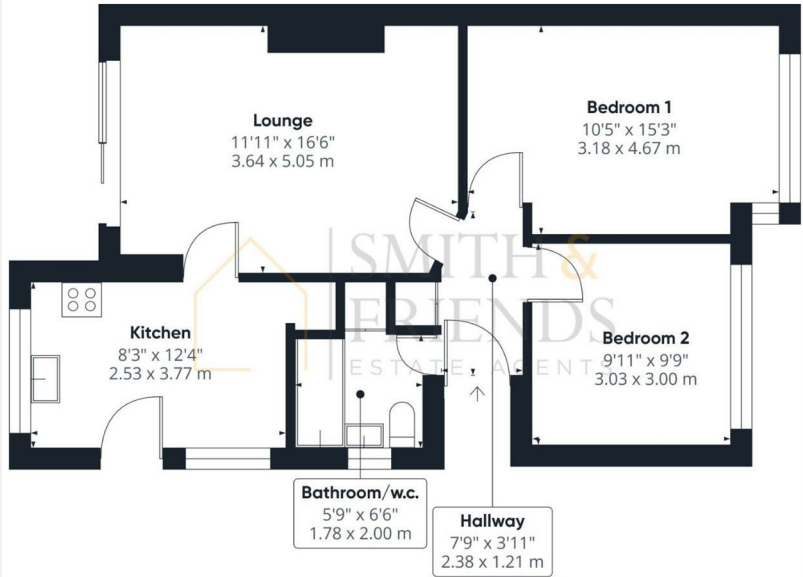
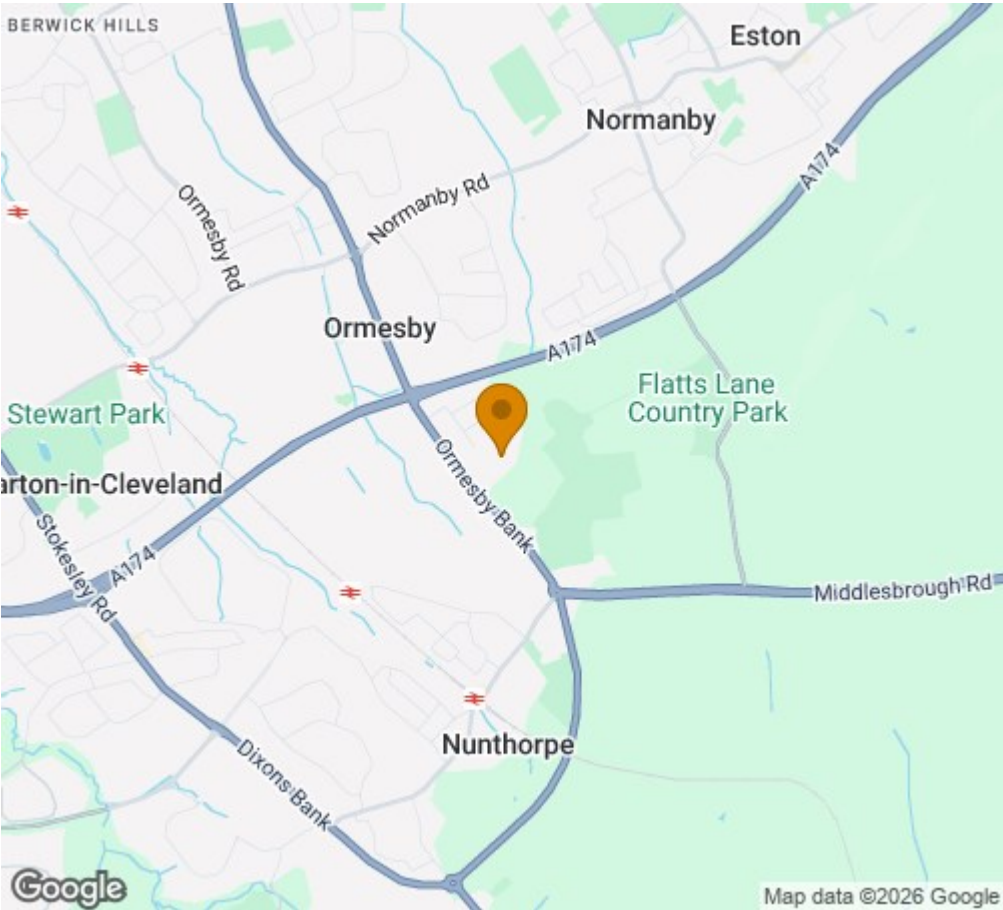
EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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Approximate total area⁽¹⁾
639 ft²
59.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (RICS) 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 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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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