



SMITH & FRIENDS are delighted to offer to the market this this fully refurbished two double bedroom semi detached bungalow situated in Brookfield. The bungalow has the benefit of NO CHAIN INVOLVED AND has recently had the benefit of a new kitchen suite, new shower suite, new flooring throughout and a re-decoration and also a full new central heating system. The property has new interior oak doors. The well presented living accommodation briefly comprises; entrance hallway, shower room and separate WC, spacious lounge, two double bedrooms and a modern kitchen leading to an external shed storage. Externally to the front of the property is a driveway for parking leading to a detached single garage. There are also well maintained gardens to the front and rear of the property which are mainly laid to lawn. Viewings come highly recommended to fully appreciate.

**Carmel Gardens, Middlesbrough, TS5 8DX**

**2 Bed - Bungalow - Semi Detached**

**£179,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



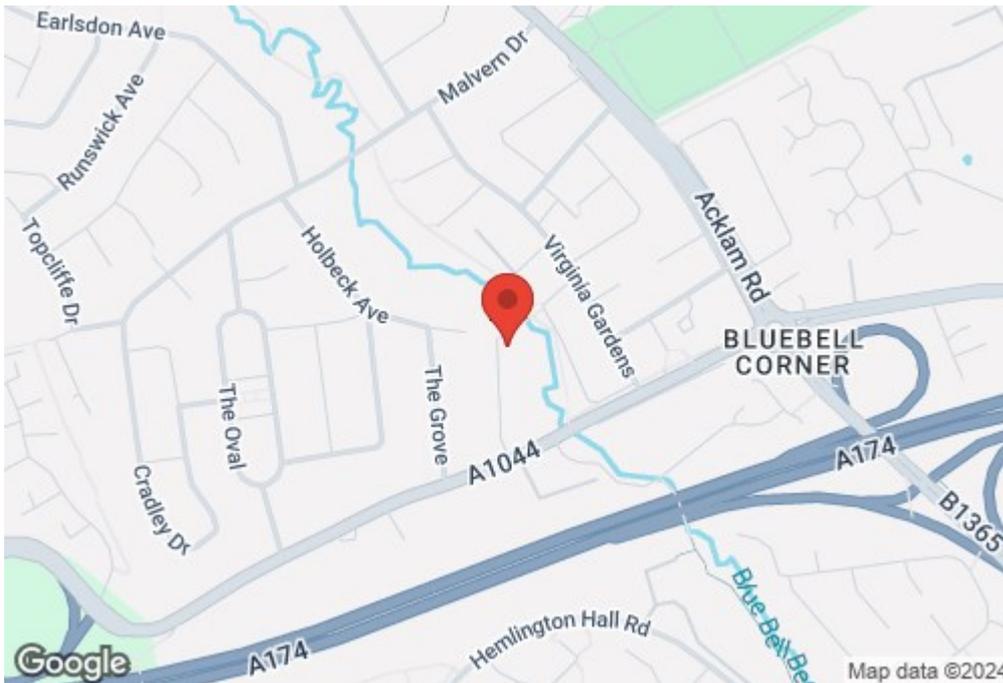
**SMITH &  
FRIENDS**  
ESTATE AGENTS

Carmel Gardens, Middlesbrough, TS5 8DX



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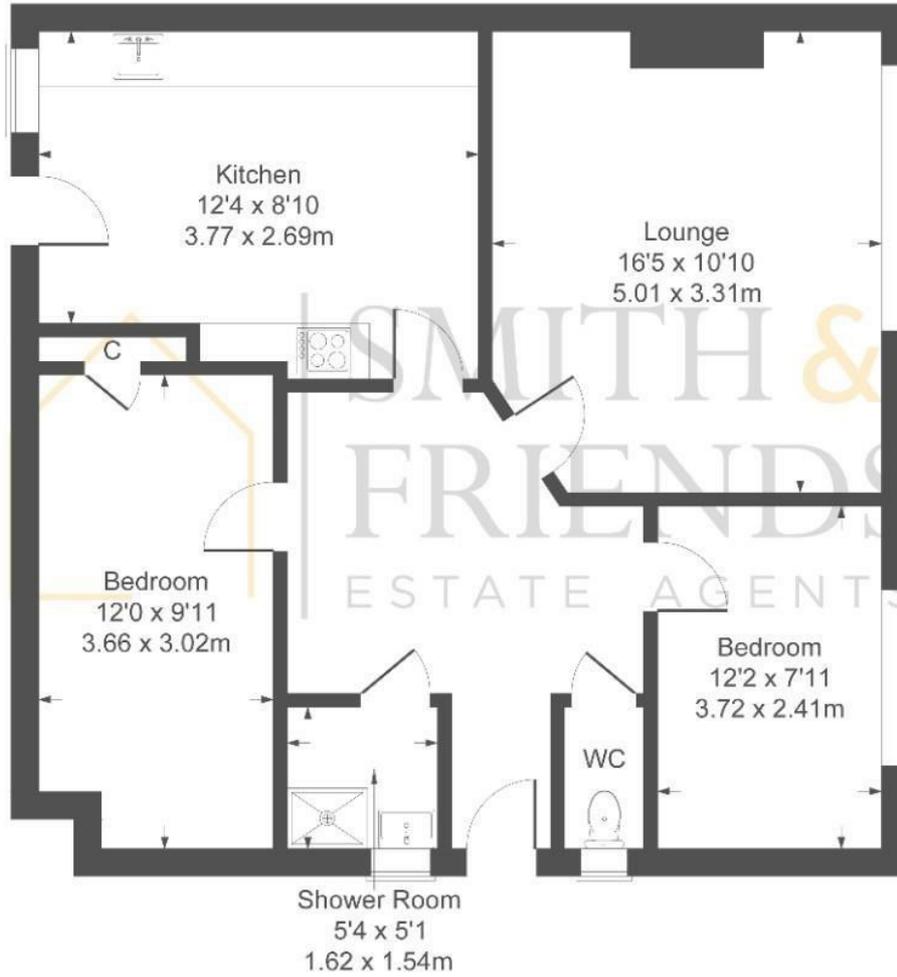
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# Carmel Gardens

Approximate Gross Internal Area  
861 sq ft - 40 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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