



**Lime Close, Marton-In-Cleveland,
Middlesbrough, TS7 8BW
2 Bed - Bungalow - Semi Detached
£220,000**

**Council Tax Band: B
EPC Rating: D
Tenure: Freehold**



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A beautifully presented two bedroom semi detached bungalow situated within the popular cul-de-sac of Lime Close within Marton-In-Cleveland. This delightful bungalow offers a perfect blend of comfort and style. With two well-proportioned bedrooms, this property is ideal for those seeking the perfect hosting space living space.. The modern living accommodation briefly comprises; entrance hallway, living room flowing into a large conservatory which has plenty natural light, 2 bedrooms, a modern bathroom and stunning fully equipped kitchen. Set on generous corner plot, the property benefits from a substantial outdoor area, providing plenty of room for gardening or outdoor activities. Additionally, to the front of the property there is convenient parking available for two vehicles, leading to the detached single garage. Viewings come highly recommended to fully appreciate.







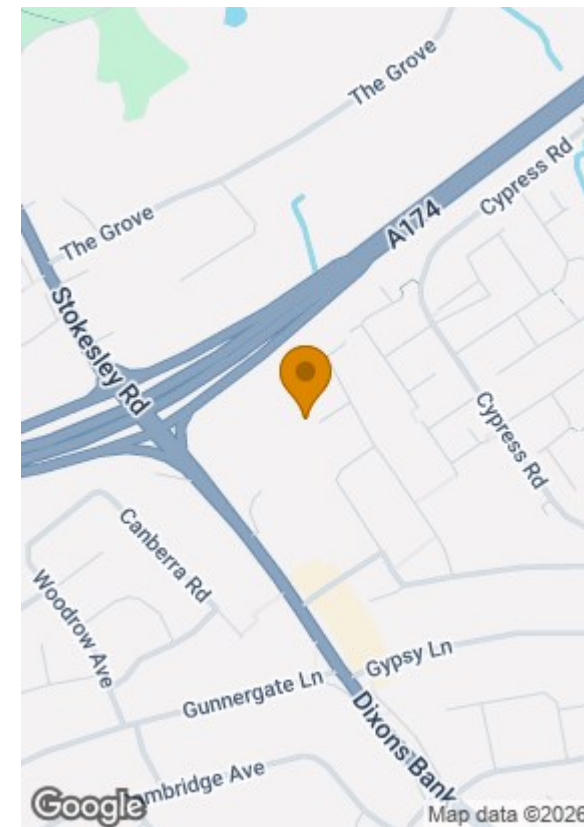


Approximate total area⁽¹⁾
839 ft²
77.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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