



SMITH & FRIENDS are delighted to offer to the market this CHAIN FREE beautifully presented and updated three bedroom detached bungalow situated in Nunthorpe and within easy reach to local amenities, well regarded schools and the railway station. The bungalow has had numerous upgrades internally via the current owner including a re configuration and full refurbishment to a high standard. The generous and well presented living accommodation comprises; spacious entrance hallway, full length living room with the added benefit of a multi fuel fire, an open plan stunning kitchen/diner room fitted with integrated appliances and access to the garden, three well proportioned bedrooms, re fitted bathroom fitted with a three piece suite. Externally, the property occupies an impressive plot with an extensive driveway providing parking for a couple of vehicles leading to a larger than average single attached garage with electric door and side courtesy door. There are well maintained gardens located to the front and side elevations and a large paved area to the rear providing low maintenance. Early viewing comes highly recommended to fully appreciate.

**High Gill Road, Middlesbrough, TS7 0EA**

**3 Bedroom - Bungalow - Detached**

**£285,000**

**EPC Rating: D**

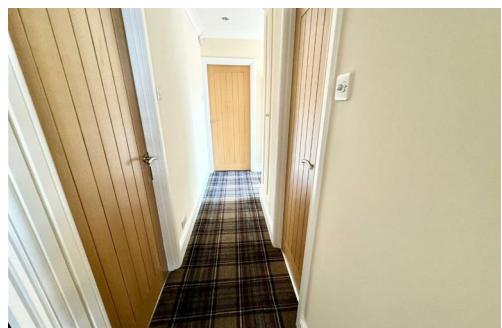
**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



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. We 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		82
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

