



Sambrook Gardens, TS5 8BY
2 Bed - Bungalow - Semi Detached
£185,000

Council Tax Band: C
EPC Rating: E
Tenure: Freehold



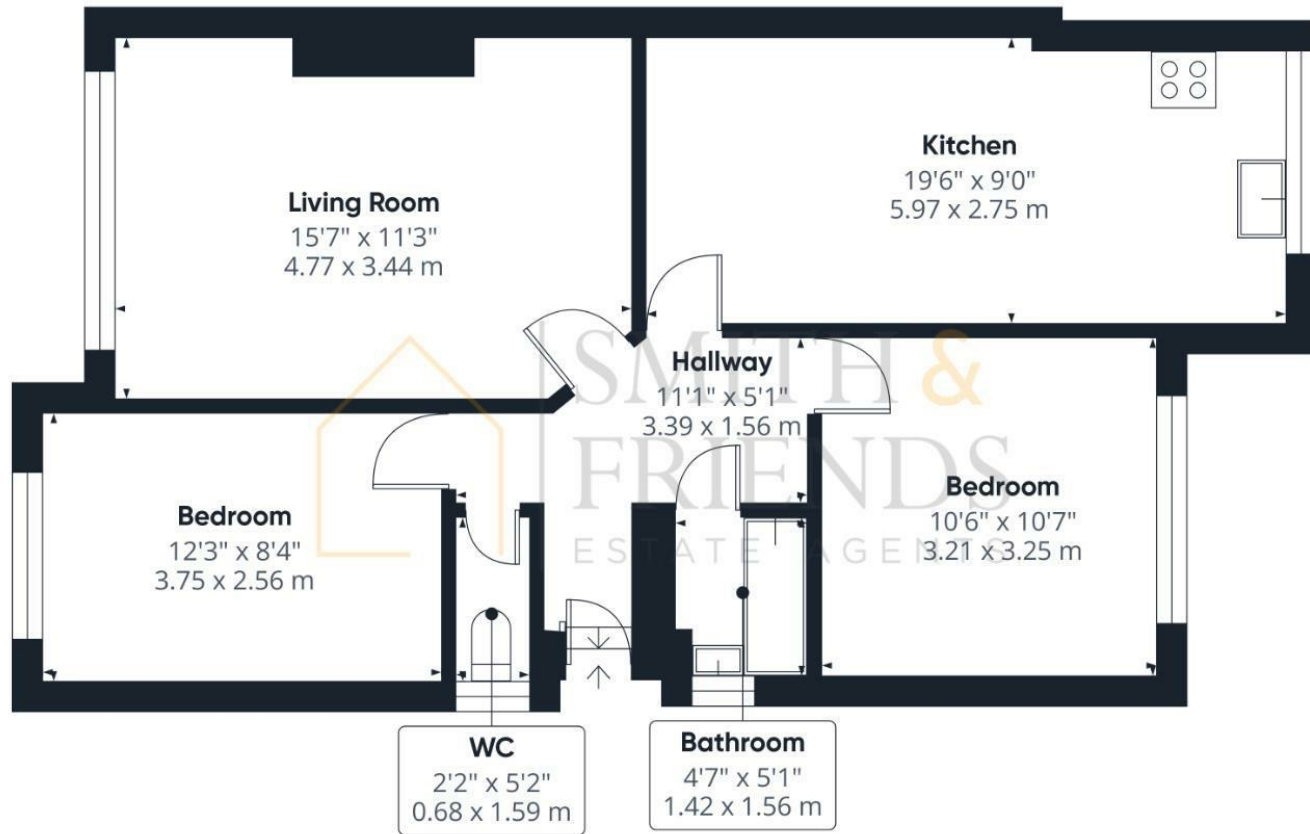
SMITH &
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Sambrook Gardens, TS5 8BY

Smith & Friends are delighted to offer to the market this two bedroom bungalow which has been fully refurbished to a high standard. Positioned within a quiet cul-de-sac within the popular Brookfield area of Acklam, viewings come highly recommended to fully appreciate. The property is close to local amenities, bus routes, motorway links. The current owner has refurbished the property to a high standard since buying it in 2019 with benefits such as a re-wire , new central heating system, new kitchen & bathroom suite, and a garage with a new roof. The spacious living accommodation briefly comprises; welcoming entrance hall, generous living room, stunning kitchen with ample space for a dining area, two double bedrooms (both with fitted wardrobes), modern family bathroom and separate WC. Externally, both the front and rear gardens have been landscaped for easy maintenance and an extensive driveway to the side for offering extensive parking leads to the single garage which has power and lighting.



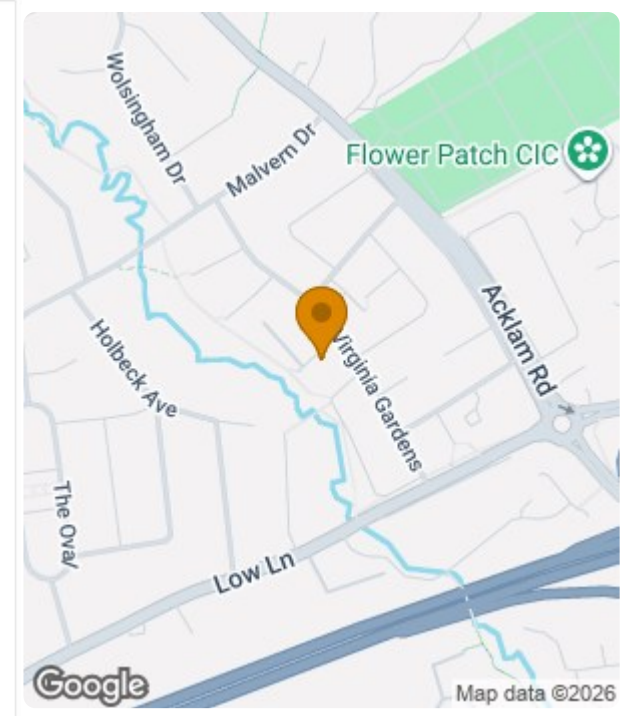


Approximate total area¹⁾
657 ft²
61.1 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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