



An immaculately presented 2 bedroom semi detached bungalow which internally comprises of entrance hallway, lounge, kitchen with built in appliances including an AEG induction hob with extractor over, AEG oven, AEG combination microwave with warming drawer, integrated dishwasher and fridge freezer. The stylish shower room has a double cubicle along with a modern suite. The 2 bedrooms are spacious with bedroom 1 featuring a walk in wardrobe area. In addition there are 2 reception rooms to relax in, a lounge to the front and a conservatory from kitchen that leads into the easily maintained rear garden. To the front there is ample parking and driveway that leads to a single garage. The property has recently had a newly tiled roof and viewing is essential in order to avoid disappointment.

**Chestnut Drive, Marton-In-Cleveland, Middlesbrough, TS7 8BT**

**2 Bed - Bungalow - Semi Detached**

**£210,000**

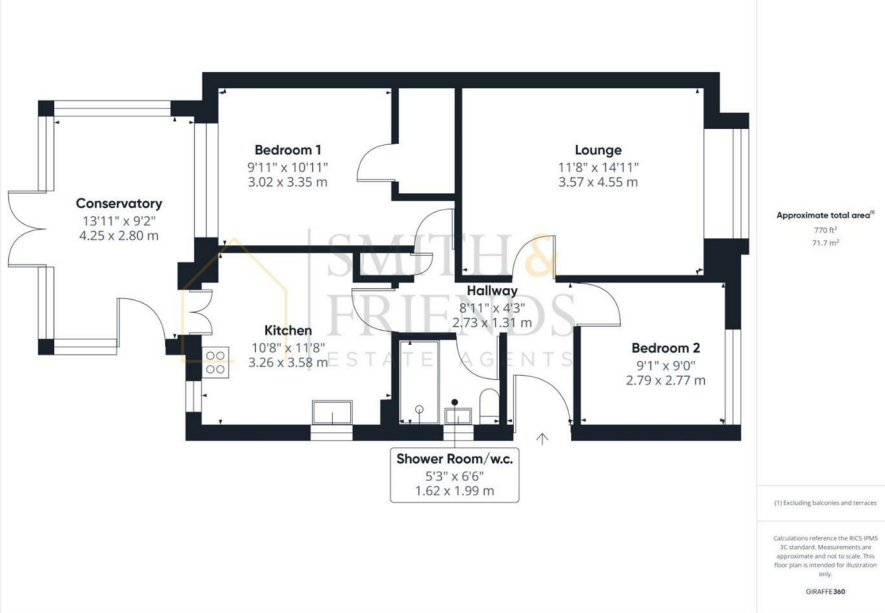
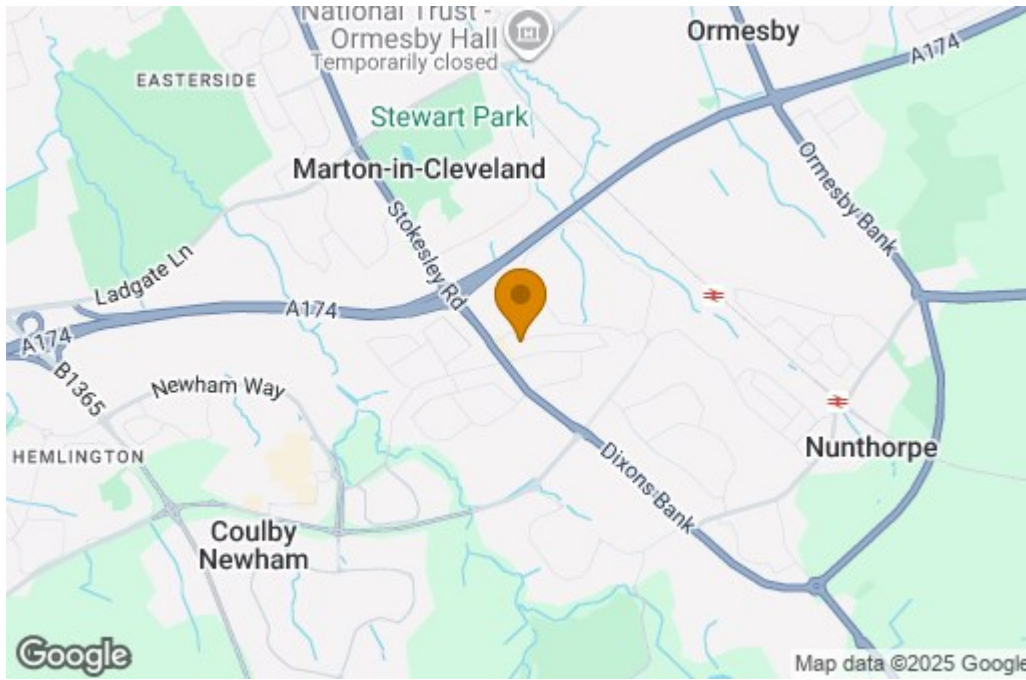
**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



# Chestnut Drive, Middlesbrough, TS7 8BT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
	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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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