



SMITH & FRIENDS are delighted to offer for sale this well presented three bedroom semi detached dormer bungalow offered with NO CHAIN INVOLVED. The property is located within the highly desirable Brookfield estate and within close proximity to local amenities. The property boasts from a well proportioned floorplan, well kept gardens to the front and rear including an outhouse, driveway for a number of cars and a separate garage. The spacious accommodation briefly comprises; entrance hall, shower room, separate WC, generous living room, two ground floor bedrooms (one currently used as a dressing room) separate dining room, and a kitchen/breakfast room with access to the garden . There is also stairs leading to first floor loft space. Early viewings come highly recommended to fully appreciate.

**Draycott Avenue, Middlesbrough, TS5 8EP**

**3 Bed - Bungalow - Dormer Semi Detached**

**£199,995**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**

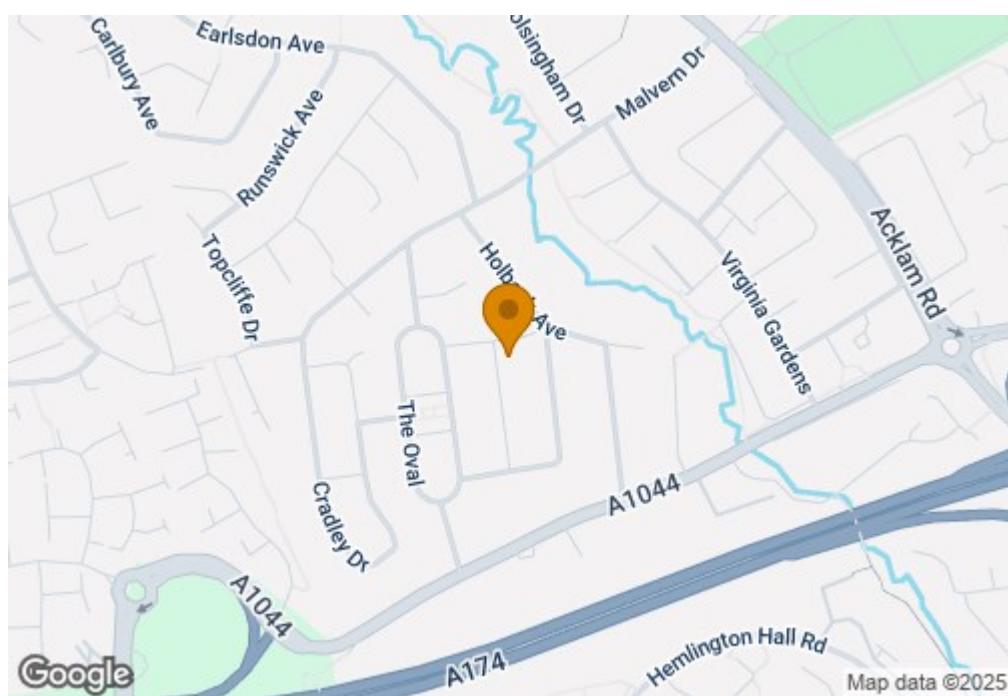


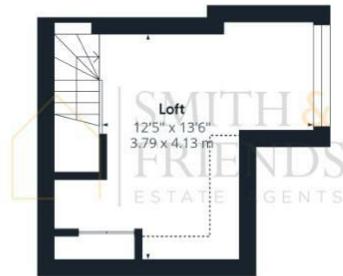
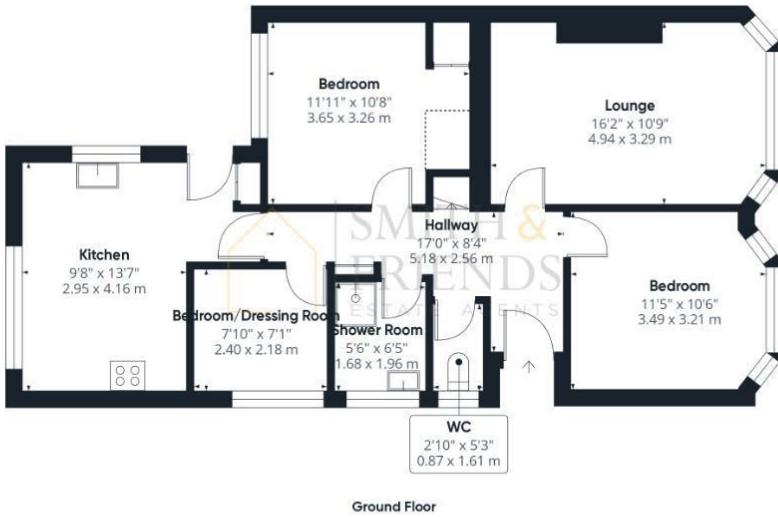
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<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	44	
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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