



SMITH AND FRIENDS are delighted to offer to the market this beautifully presented and upgraded one bedroom dormer bungalow occupying a fantastic corner plot and within close proximity to local Ormesby amenities. The home is ready to move into and has been improved by the current owner over the years. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, stunning fully equipped re-fitted kitchen with plenty of cupboard space, a generous size lounge with feature gas fire, wet room comprising of a shower, vanity WC & sink and attractive tiling to splashback, bedroom one, rear dining room/study (previous bedroom) with fitted stairs to an excellent fully boarded loft which has ample storage and currently used as the master bedroom and a uPVC conservatory with access to the garden. Externally the property occupies a large corner plot with a wrap around garden, mainly laid to lawn with a wild garden to the front, mature shrubs and tree and to the side is an off road parking spot with access to a single detached garage. The rear garden is enclosed and is mainly paved with astro-turf proving the perfect seating area. Viewings come highly recommended to fully appreciate.

**Coronation Green, Middlesbrough, TS3 0LU**

**1 Bedroom - Bungalow - Semi Detached**

**Offers Over £170,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**







## Coronation Green, Middlesbrough, TS3 0LU

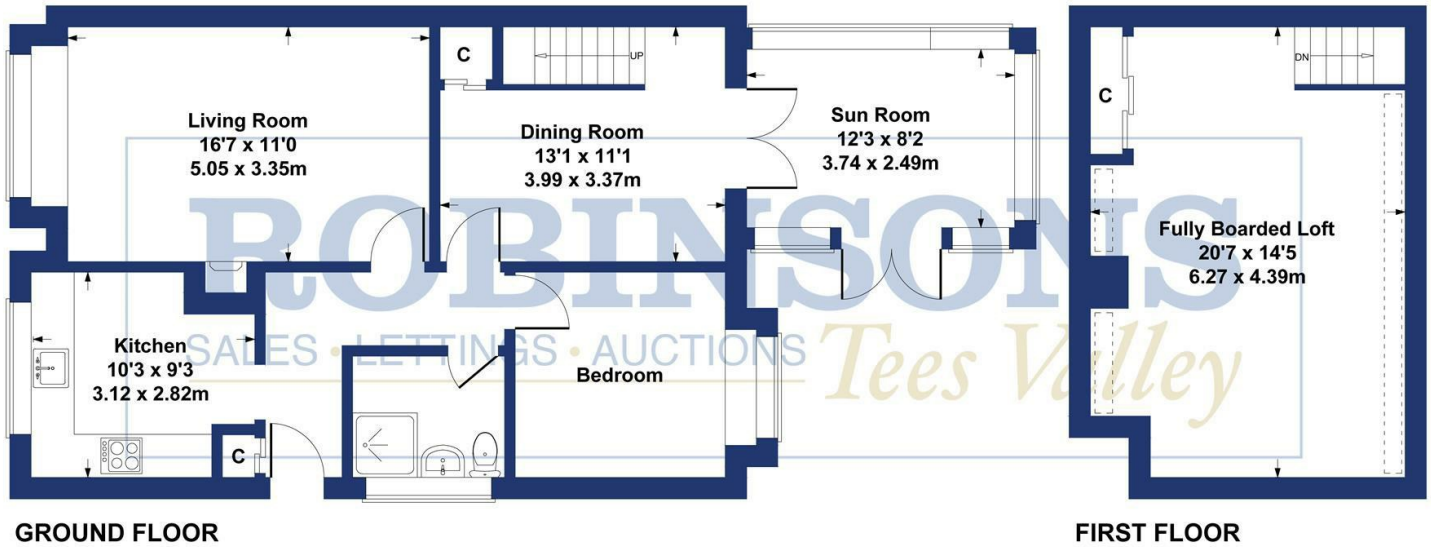


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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# Coronation Green

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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