



Hallgarth Close, Middlesbrough, TS5 8SX
4 Bed - Bungalow - Semi Detached
£199,950

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



**SMITH &
FRIENDS**
ESTATE AGENTS



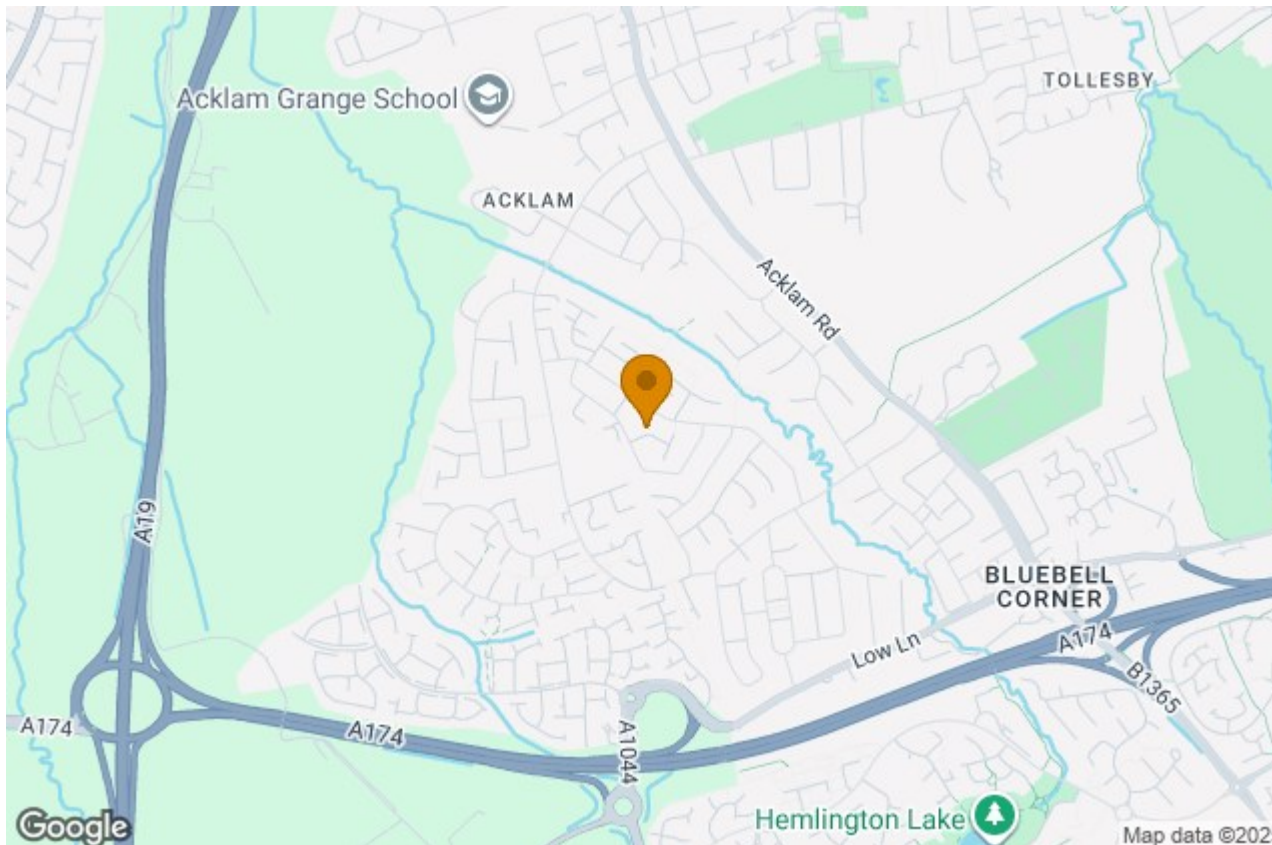
Hallgarth Close, TS5 8SX

This superbly well presented and refurbished to a high standard 4 bedroom semi-detached dormer bungalow offers a delightful blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow features a newly fitted kitchen and bathroom as well as providing ample space for relaxation and entertaining.


The property comprises of entrance hallway, bedroom 4, kitchen/dining area, lounge, inner hallway, bedroom 3, bathroom/w.c., landing, bedrooms 1 and 2.

One of the standout features of this bungalow is the ample parking along with a double garage. In addition there is an easily maintained front garden and a good size rear garden.







| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 63 | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| | |  |



Approximate total area⁽¹⁾
854 ft²
79.3 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

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

