



Situated in the picturesque and peaceful village of Maltby, this beautifully refurbished two-bedroom bungalow is offered to the market with no forward chain and vacant possession, making it an ideal purchase for those looking to move straight in.

Finished to a high standard throughout, the property offers bright, spacious, and well-planned accommodation. The welcoming entrance hallway features a generous built-in storage cupboard, leading into a light-filled open-plan lounge and dining area. Double doors open onto the beautifully maintained rear garden, creating a wonderful space for both relaxing and entertaining.

The modern fitted kitchen offers ample storage and workspace and provides access to a practical utility area. There are two well-proportioned double bedrooms and a contemporary wet room complete with a walk-in shower.

Externally, the property continues to impress with beautifully landscaped gardens to both the front and rear, providing a peaceful outdoor setting which is not overlooked to the rear. A detached garage and generous driveway offer ample off-road parking for several vehicles.

Located in the highly sought-after village of Maltby, the property enjoys a tranquil setting while remaining within easy reach of local amenities, transport links, and nearby towns. This exceptional bungalow is perfect for buyers seeking a high-quality home in a desirable village location.

Beech Grove, Maltby, Middlesbrough, TS8 0BL

2 Bed - Bungalow

£300,000

EPC Rating: E

Council Tax Band: D

Tenure: Freehold



Beech Grove, Middlesbrough, TS8 0BL

Entrance Porch

Entrance Hallway
Flooring, walk in storage cupboard and radiator.

Lounge/Diner
Front double glazed window, rear double glazed doors, flooring, radiator, fire and surround.

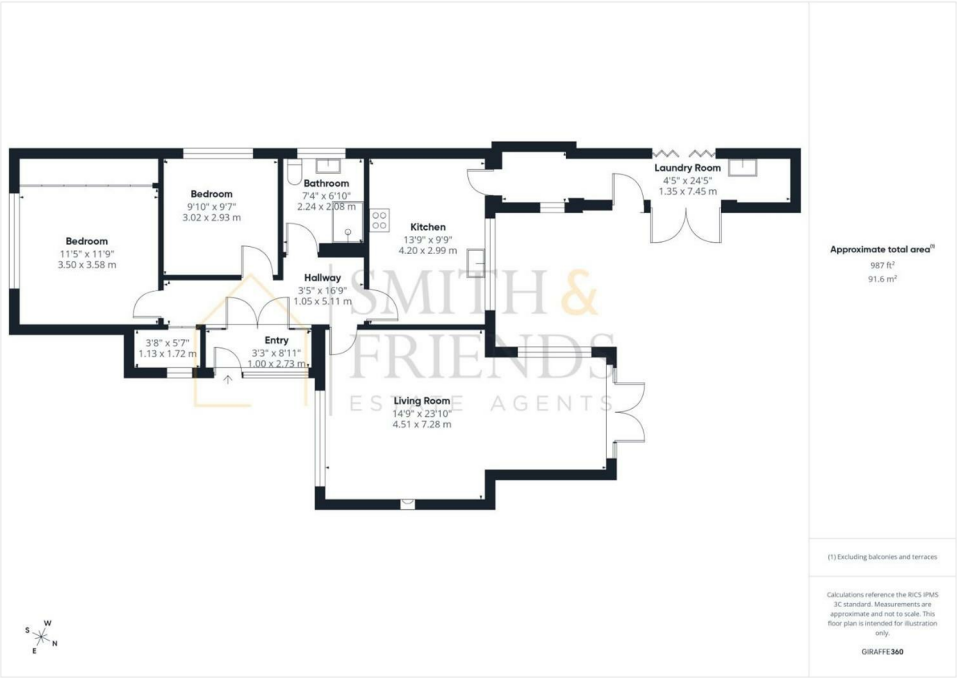
Kitchen
Breakfast bar, double glazed rear window access to a utility area and flooring.

Utility Area
access to the rear garden.

Bathroom
Wal in shower, w/c, and vanity wash hand basin.

Bedroom
Front double glazed window, carpet flooring, radiator and fitted robes.

Bedroom
Double glazed window, radiator and carpet flooring.



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.

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			
England & Wales		53	
		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

