



SMITH & FRIENDS are delighted to offer to the market this three bedroom semi detached dormer bungalow situated in Montrose Close in Marton. The bungalow is ready to move into and has undergone significant work including, a full rewire, new bathroom suite and new kitchen. The deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, downstairs utility/WC, downstairs bedroom, separate dining room with doors to the rear garden and a stunning open plan kitchen/lounge area. Externally to the front of the property the bungalow offers a wild front garden which has plenty of mature shrubs and flowers and an extra area has been made available for more parking. There is off street parking available to the side of the property for multiple cars leading to the detached single garage with electric roller door. To the rear, is a good size garden which is mainly laid to lawn which has been improved via the current owners and is Landscaped with mature shrubs, trees and plants; not forgetting its vegetable patches and pond. Viewings come highly recommended to fully appreciate.

Montrose Close, Middlesbrough, TS7 8LA
3 Bedroom - Bungalow - Semi Detached
Offers Over £219,950
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Montrose Close, Middlesbrough, TS7 8LA

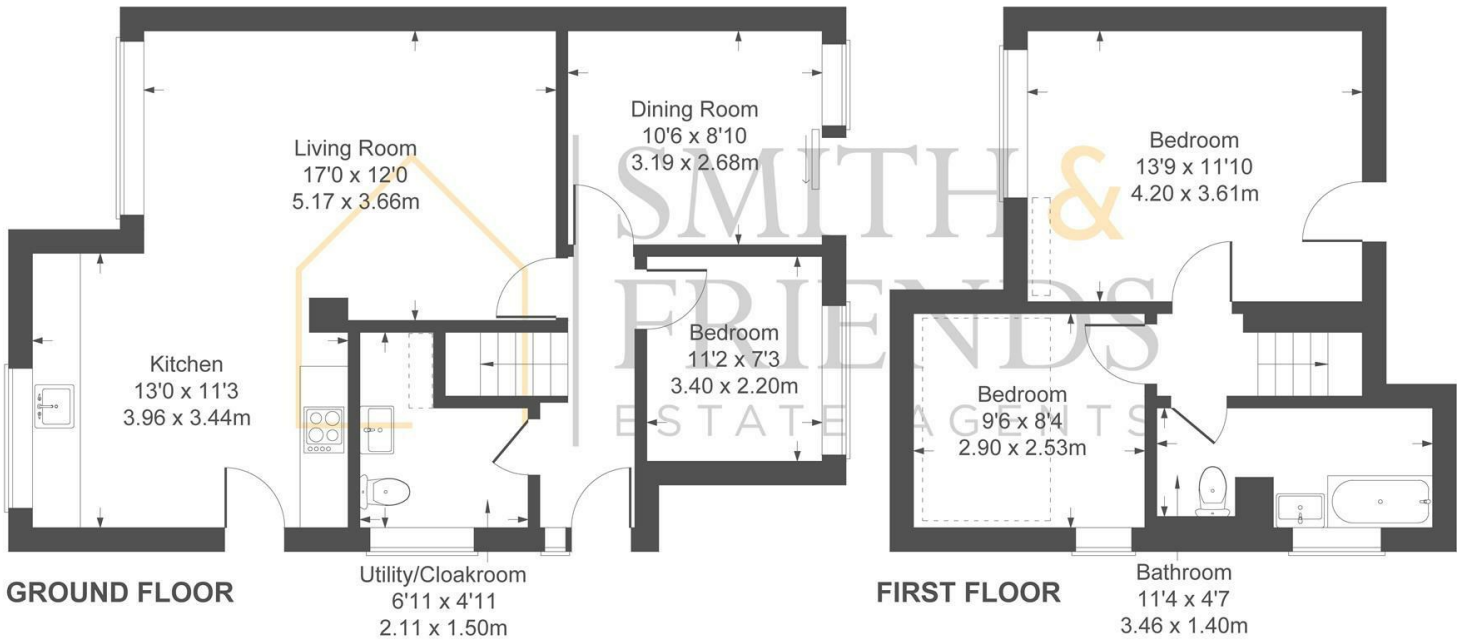


www.smith-and-friends.co.uk

Montrose Close, Middlesbrough, TS7 8LA



Montrose Close
 Approximate Gross Internal Area
 936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

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. We 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.

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	65	83
EU Directive 2002/91/EC		