



SMITH & FRIENDS are delighted to offer to the market this spacious two bedroom bungalow situated within a popular cul-de-sac in Coulby Newham. The bungalow is within easy walking distance to The Parkway Shopping centre and local bus services. The property benefits from NO CHAIN INVOLVED and viewings come highly recommended to fully appreciate. The well looked after living accommodation briefly comprises; entrance hall, fitted kitchen, generous living room, two double bedrooms and bathroom. Externally to the front of the property is a garden with parking to the side for a number of vehicles leading to the detached single garage with electric via a separate fuse box. To the rear of the property is an enclosed garden with a high degree of privacy and mainly laid to lawn with borders. Solar power generation with a generous feed in tariff which expires in November 2036 may be transferred to the new owners, subject to relevant enquires with the current utility provider.

Saxonfield, Coulby Newham, Middlesbrough, TS8 0SN
2 Bed - Bungalow - Semi Detached
£170,000
EPC Rating: B
Council Tax Band: B
Tenure: Freehold



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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		
Very energy efficient - lower running costs		
(92 plus)	A	90
(81-91)	B	
(69-80)	C	96
(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		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

