SMITH & FRIENDS are delighted to offer for sale this 2/3 bedroom detached bungalow situated in a sought after cul-de-sac within the ever so popular Coulby Newham are and offered with the benefit of NO CHAIN INVOLVED. The property is within easy access to local amenities including local shops, public transport links, supermarkets and Parkway Shopping Centre. The well cared for and deceptively spacious accommodation briefly comprises; lengthy entrance hallway, generous living room, fitted kitchen, two bedrooms with fitted mirrored wardrobes, shower room, a further bedroom/reception room and uPVC conservatory with access to the garden. Externally to the front of the property is a garden with a driveway to the side for parking for 2-3 vehicles leading to the single garage. To the rear is a low maintenance garden which can also be accessed via the side and is mainly paved lined with mature shrubs and trees. Viewings come highly recommend to fully appreciate the size and potential this bungalow has to offer.

Elmwood, Middlesbrough, TS8 0SR
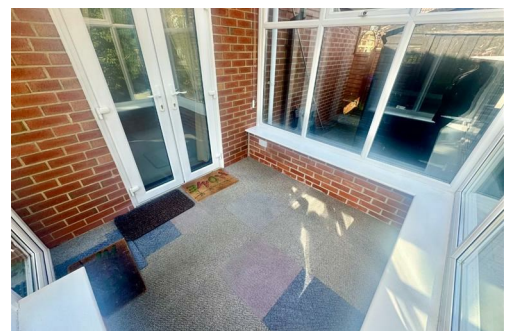**3 Bed - Bungalow - Detached**
Offers Over £195,000
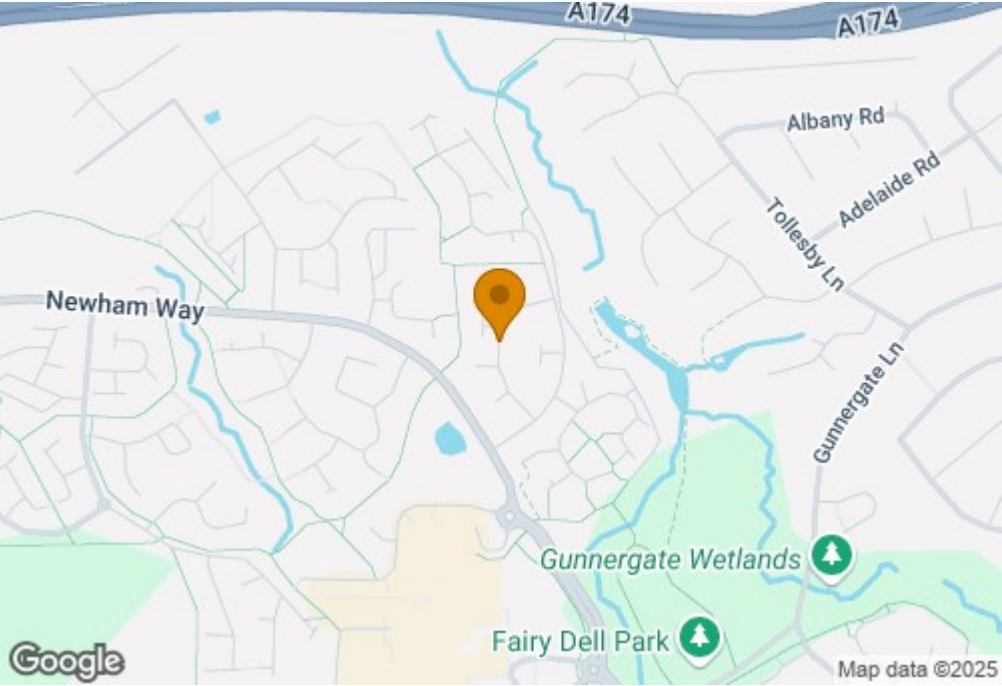**EPC Rating: C**
Council Tax Band: C
Tenure: Freehold

SMITH &
FRIENDS
ESTATE AGENTS

Elmwood, Middlesbrough, TS8 0SR

www.smith-and-friends.co.uk

Elmwood, Middlesbrough, TS8 0SR

Shower Room
7'3" x 7'3"
2.22 x 2.22 m

Kitchen
11'11" x 7'2"
3.64 x 2.20 m

Bedroom
10'4" x 8'11"
3.15 x 2.73 m

Hallway
17'4" x 3'1"
5.30 x 0.96 m

Living Room
12'6" x 19'8"
3.83 x 6.02 m

Sunroom
7'1" x 7'3"
2.18 x 2.22 m

Bedroom/Dining Room
13'7" x 8'8"
4.14 x 2.65 m

Bedroom
7'10" x 8'8"
2.41 x 2.66 m

Hallway
4'4" x 6'7"
1.33 x 2.03 m

Approximate total area⁽¹⁾
847.43 ft²
78.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS