



Smith and Friends are delighted to offer for sale this semi detached two bedroom bungalow located in the very desirable location of Marton, Middlesbrough.

The accommodation comprises entrance hall, lounge, conservatory, kitchen, shower room , two double bedrooms. The property benefits from double glazing and gas central heating system. Offered with NO CHAIN.
The property is spacious and light and is perfect for those clients looking to downsize or even a first time buyer. Outside there is a drive way and detached garage, front and rear gardens. Viewing is highly recommended.

Chestnut Drive, Marton-In-Cleveland, Middlesbrough, TS7 8BT

2 Bed - Bungalow - Semi Detached

£145,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



Chestnut Drive, Middlesbrough, TS7 8BT

Entrance Hall

Kitchen
14'3" x 8'9" (4.36m x 2.69m)

Lounge
17'8" x 10'11" (5.40m x 3.35m)

Conservatory
8'2" x 8'5" (2.50m x 2.59m)

Bedroom 1
9'4" x 8'10" (2.85m x 2.70m)

Bedroom 2
12'0" x 11'6" (3.67m x 3.51m)

Shower Room

Front Garden

Rear Garden

Garage

Driveway.



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		83
(81-91) B		
(69-80) C		67
(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