



**Hardwick Avenue, TS5 7AS**  
**3 Bed - House - Semi-Detached**  
**£158,000**

**Council Tax Band: B**  
**EPC Rating: E**  
**Tenure: Freehold**

## Hardwick Avenue , TS5 7AS

SMITH AND FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property which is ready to move into. The property is situated in the ever so popular Acklam location within easy access to well regarded schools, shops and transport links. The living accommodation briefly comprises; entrance porch, lounge with stairs to the first floor, rear dining room with French doors to the garden and a fully equipped modern fitted kitchen. To the first floor are three bedrooms, the master bedroom with fitted mirrored wardrobes and a bathroom/WC fitted with a three piece suite. Externally to the rear of the property is southerly facing garden which has been well maintained and mainly laid to lawn with decked and paved seating areas and external access to the garage. To the front of the property is a driveway for approx. 2 cars leading to a detached single garage with a carport over. Early viewing comes highly recommended to fully appreciate.

CONTACT SMITH AND FRIENDS ON 01642 313666 TO ARRANGE VIEWING. I

FREEHOLD TENURE  
COUNCIL TAX BAND B  
EPC RATING







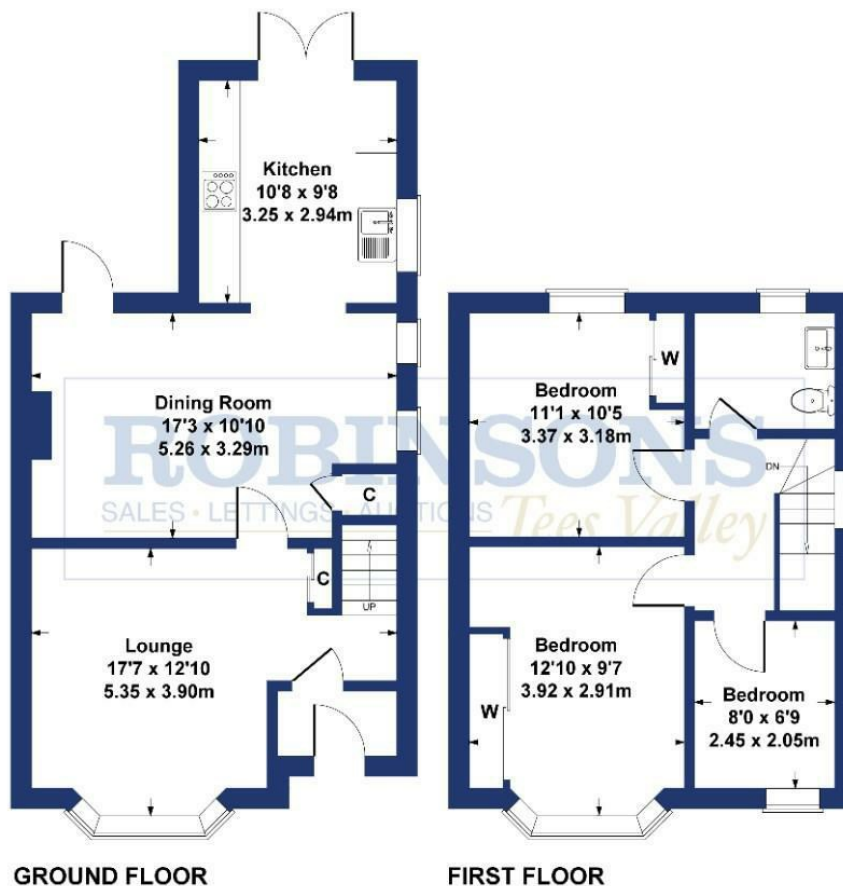






# Hardwick Avenue

Approximate Gross Internal Area  
915 sq ft - 85 sq m



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			48
(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	

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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