

SMITH & FRIENDS are delighted to offer to the market this stunning and refurbished three bedroom semi detached property situated on Fountains Drive in the ever so popular Acklam area and within easy reach to well regarded schools and local amenities. This beautiful home would appeal to a variety of buyers including growing families or first time buyers. The deceptively spacious living accomdation briefly comprises; entrance hallway with stairs to the first floor, lounge to the front aspect, stunning open plan kitchen/dining room with access to the rear. To the first floor landing are three bedrooms and a ultra modern shower room/WC. Externally to the rear of the property is a generous size garden which is mainly laid to lawn with a paved area. There is also the added benefit of a brick outbuilding which is currently used as a hair salon and has a WC. The front of the property is fully paved. Early viewing comes highly recommended to fully appreciate.

**Fountains Drive, Middlesbrough, TS5 7LW**

**3 Bed - House - Semi-Detached**

**£225,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

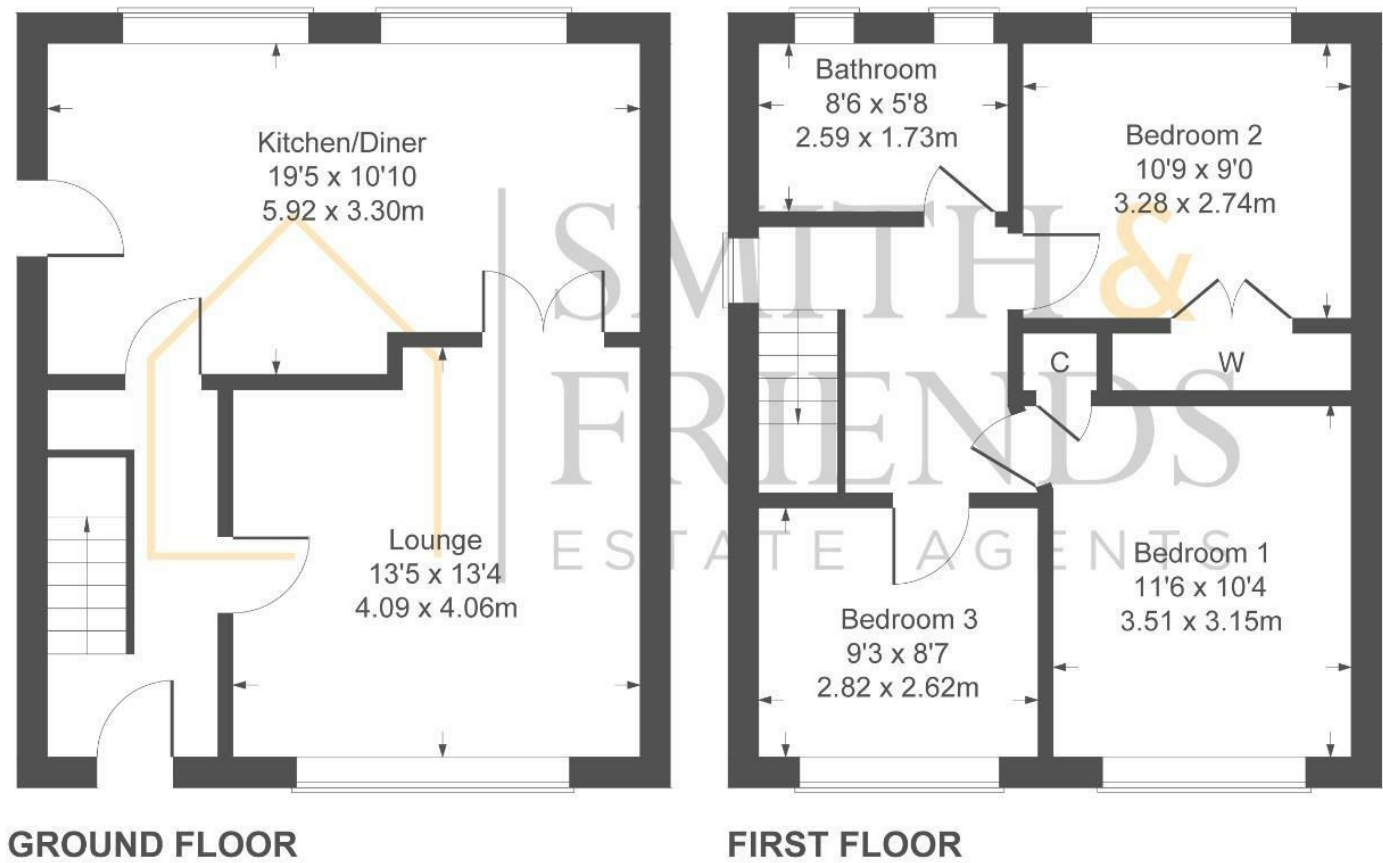
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# Fountains Avenue

Approximate Gross Internal Area  
908 sq ft - 84 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. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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