



SMITH & FRIENDS are delighted to offer to the market this rare to the market FOUR BEDROOM property situated on Lexden Avenue in Acklam. The property is within easy reach to local amenities, well regarded schools and motorway links. The home is offered with NO CHAIN INVOLVED and would appeal to buyers looking for a FULL RENOVATION PROJECT. The generous accommodation briefly comprises; entrance hallway, four good size reception rooms, downstairs shower room and kitchen. To the first floor landing are four bedrooms and a bathroom/WC. Externally to the rear of the property is a good size garden and to the front of the property is paved driveway providing off street parking leading to the garage. Viewings come highly recommended to fully appreciate the potential this property has.

Lexden Avenue, Middlesbrough, TS5 8AP
4 Bed - House - Detached
£220,000
EPC Rating: E
Council Tax Band: D
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		44	69
EU Directive 2002/91/EC			

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