



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom detached property built to the "Chester" design by Story Homes occupying an fantastic plot to the front & rear. The home is situated on Ackam Woods development and within easy reach to local amenities, motorway links and schools. This stunning property is ready to move into with stunning interior throughout, appealing to a variety of buyers. The well proportioned living accommodation briefly comprises: a spacious hall with stairs to the first floor, downstairs cloakroom/WC, good size living room, attractive open plan kitchen/breakfast room with integrated appliances and access to the garden, separate utility room and a useful storage cupboard. To the first floor landing is a generous landing, master bedroom with the benefit of an en-suite shower room, two further bedrooms and a well cared for family bathroom fitted with a white three piece suite. Externally the rear of the property is a generous southerly facing garden which is mainly laid to lawn and a paved seating area, perfect for the summer months. To the front of the property is a garage with off street parking for 1 vehicle. Viewings come highly recommended to fully appreciate.

**Hampstead Way, Middlesbrough, TS5 8FD**

**3 Bedroom - House - Detached**

**Offers In The Region Of £265,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: D**



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Ground Floor



Floor 1

Approximate total area<sup>†</sup>  
975.32 ft<sup>2</sup>  
90.61 m<sup>2</sup>

(†) 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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. We 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.

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