



SMITH & FRIENDS are delighted to offer to the market this outstanding FOUR BEDROOM semi detached property situated in a sought after Cul-De-Sac position in Acklam. Bewley Grove can be accessed via Hall Drive from Acklam Road. The property can be sold with NO CHAIN INVOLVED and is within close proximity to local amenities and well regarded schools. The property benefits from gas central heating, double glazing and quirky original features.

Internally, the spacious living accommodation comprises; entrance hallway with staircase to the first floor landing, generous living room with access to the garden, separate reception room which can be used as a study/playroom, downstairs WC, a useful utility area/storage and a fully equipped open plan kitchen/diner with appliances included such as a cooker and dish washer. To the first floor is a large landing area with access to four well proportioned bedrooms and a bathroom fitted with a wash hand basin and panelled bath with shower over. There is also a separate WC. Externally to the front of the property is a well maintained garden with parking to the side of the home leading to a detached single garage. To the rear is an excellent size garden which is beautifully presented and mainly laid to lawn and lined with mature shrubs, trees and plants. The garden is perfect for entertaining or families in particular looking to enjoy outside space. Early viewing comes highly recommended to fully appreciate.

**Bewley Grove, Middlesbrough, TS5 7EW**

**4 Bedroom - House - Semi-Detached**

**£339,950**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: D**





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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1390.37 ft<sup>2</sup>  
129.17 m<sup>2</sup>

(1) 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**SMITH & FRIENDS**  
ESTATE AGENTS