

SMITH & FRIENDS are delighted to offer to the market this beautiful and spacious 4/5 bedroom family home situated in Acklam and within close proximity to local schools, shops and amenities. The home occupies a fantastic plot offering well proportioned living space. The living accommodation briefly comprises; lengthy entrance hallway with stairs to the first floor landing, a garage conversion providing an additional bedroom or can be used as an extra reception room, generous living room, downstairs modern bathroom suite, useful cupboard space, a second reception space/dining room and a modern fitted kitchen with access to the garden. To the first floor landing are four bedrooms and an attractive family bathroom. Externally to the front of the property is a paved driveway providing off street parking. To the rear is a well maintained, impressive garden which is larger than average, ideal for young children and families in the Summer months. There is also paving perfect for a seating area. Viewings come highly recommended to fully appreciate.

**Coniston Grove, Middlesbrough, TS5 7DD**

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

**£299,999**

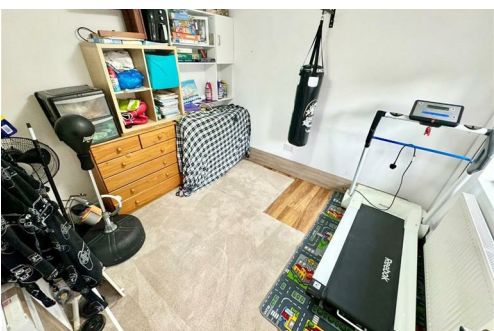
**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**

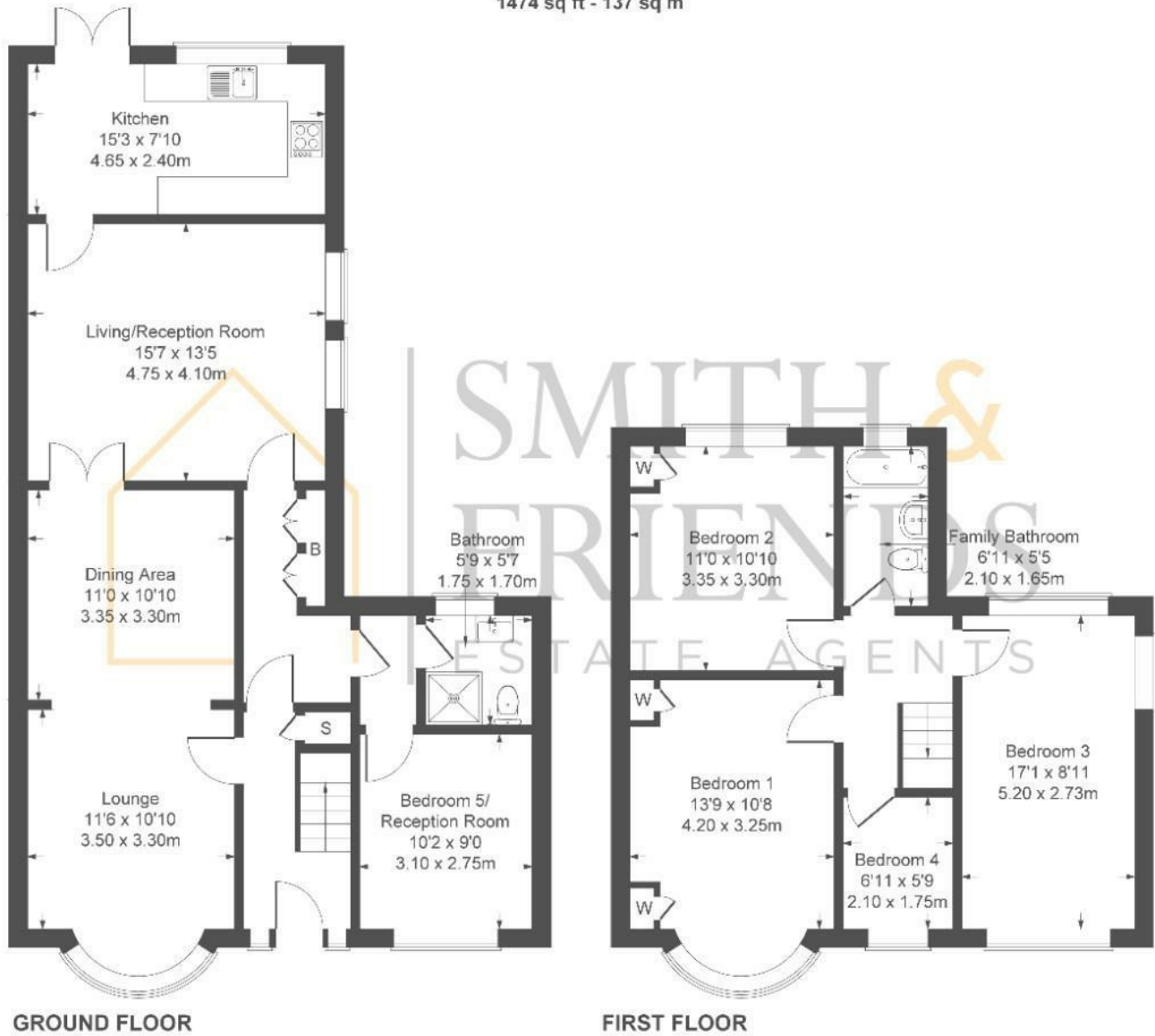


Coniston Grove, Middlesbrough, TS5 7DD





**Coniston Grove**  
 Approximate Gross Internal Area  
 1474 sq ft - 137 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. 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 79        |
| (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 |           |

26 Stokesley Road, Marton, Middlesbrough,  
 TS7 8DX  
 01642 313666  
 middlesbrough@smith-and-friends.co.uk



**SMITH & FRIENDS**  
 ESTATE AGENTS