



SMITH & FRIENDS are delighted to offer to the market this well presented and extended four double bedroom semi detached property situated in Acklam overlooking a lovely Green Belt which offers a high degree of privacy. The property could easily be changed to create a five bedrooms upstairs (subject to building/planning consents). The living accommodation briefly comprises; spacious entrance hallway with stairs to the first floor, a fantastic open plan kitchen/diner with French doors to the rear garden and a modern kitchen which has been extended into the garage to create a utility area and benefits from worksurface space, spaces for appliances and a downstairs WC. To the first floor landing are four well proportioned bedrooms and an attractive shower room with separate WC. Externally to the rear of the property is a larger than average rear garden which has a patio seating area. To the front of the property is off street driveway providing parking for 2 cars leading to the garage which still has small storage space. Viewings internally come highly recommended to fully appreciate.

Mosswood Crescent, Middlesbrough, TS5 8NB

4 Bedroom - House - Semi-Detached

Offers Over £250,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



Mosswood Crescent, Middlesbrough, TS5 8NB

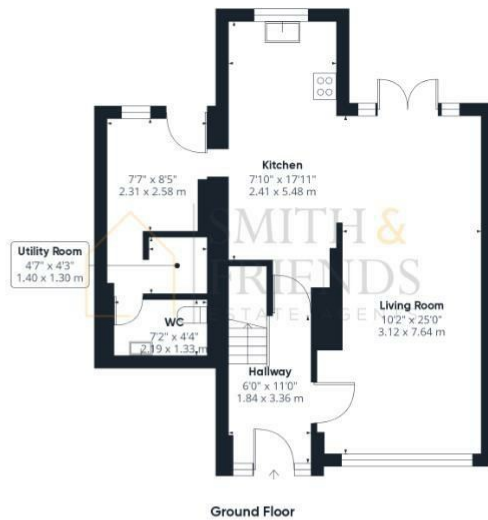


Mosswood Crescent, Middlesbrough, TS5 8NB



www.smith-and-friends.co.uk

Mosswood Crescent, Middlesbrough, TS5 8NB



Ground Floor



Floor 1

Approximate total area^①
1253.57 ft²
116.46 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		69	
(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.

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



SMITH &
FRIENDS
ESTATE AGENTS