



SMITH & FRIENDS are delighted to offer to the market this deceptively spacious four bedroom semi detached property situated in Acklam. Adcott Road is within easy reach to well regarded schools and local amenities. The living accommodation briefly comprises; entrance hallway with stairs to the first floor, living room, an second living area with access to the kitchen, rear utility and downstairs cloakroom/WC. To the first floor landing are four spacious bedrooms and a master bathroom fitted with a three piece suite. Externally to the front is a driveway for 2 cars and to the rear is a generous size garden which is mainly laid to lawn. To arrange your internal inspection please contact the office.

**Adcott Road, Middlesbrough, TS5 7ES**  
**4 Bed - House - Semi-Detached**  
**£300,000**  
**EPC Rating: C**  
**Council Tax Band: D**  
**Tenure: Freehold**



# Adcott Road, Middlesbrough, TS5 7ES



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	69	81
(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	

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