



SMITH & FRIENDS are delighted to offer to the market this well proportioned three bedroom property constructed by Gleeson Homes and situated on a lovely corner plot within the popular Acklam Gardens development. The home would appeal to a variety of buyers especially growing families or first time buyers. The well presented accommodation briefly comprises; entrance hall, downstairs cloakroom/WC, modern fitted kitchen/dining room with access to the garden, spacious living room with dual aspect windows and stairs to the first floor. To the landing are three bedrooms and a master bathroom fitted with a white three piece suite. Externally to the rear of the property is a good size, low maintenance garden which is mainly laid to artificial turf and surrounded by brick wall boundary providing a high degree of privacy. To the front and sides of the property are well cared for gardens. The property also has the benefit of two parking spaces. Viewings are highly recommended to fully appreciate.

Claydon Avenue, Middlesbrough, TS5 4NP

3 Bedroom - House - Semi-Detached

£144,950

EPC Rating: B

Tenure: Freehold

Council Tax Band: B



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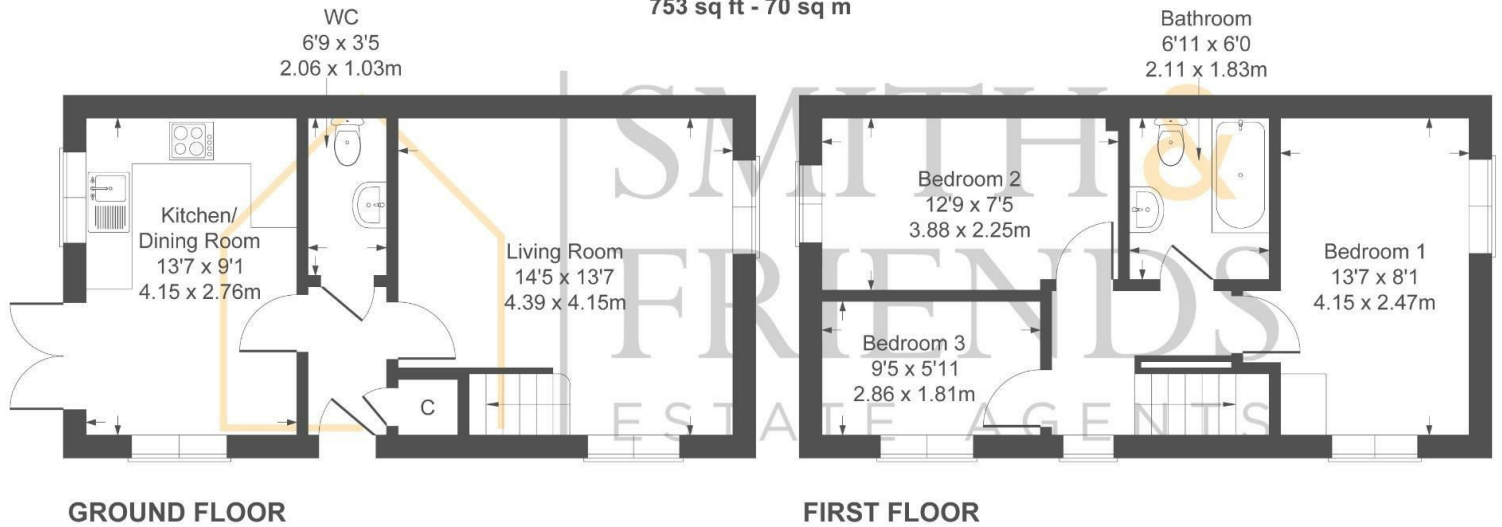
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www.smith-and-friends.co.uk

Claydon Avenue

Approximate Gross Internal Area
753 sq ft - 70 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			96
(81-91) B		83	
(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	

