



SMITH & FRIENDS are delighted to offer for sale this three bedroom semi detached property situated in Acklam. The property is in need of full refurbishment and offered with NO CHAIN INVOLVED. The deceptively spacious living accommodation briefly comprises; entrance hallway, kitchen extended with ample space for appliances & breakfasting area, conservatory. To the first floor are three bedrooms and a bathroom suite. Externally to the rear garden is mainly laid to lawn with mature shrubs and trees and patio area.

PLEASE NOTE THE PROPERTY WILL BE SOLD AS SEEN.

Malvern Drive, Middlesbrough, TS5 8JA
3 Bed - House - Semi-Detached
£169,950
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



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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		82
(81-91)	B		
(69-80)	C	68	
(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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