



SMITH & FRIENDS are delighted to offer to the market this beautifully presented and updated three bedroom semi detached property on Lodore Grove in Acklam. The property is conveniently located within easy access to well regarded schools, shops and local amenities. The home has the benefit of a stunning re fitted kitchen extension and an attractive upgraded shower room. The deceptively spacious living accommodation briefly comprises; entrance hallway with under stairs cupboard and stairs to the first floor, two generous reception rooms and a beautiful open plan Bespoke handmade kitchen with silestone worktops and solid oak inlay on a 3 metre island which provides a fantastic seating area with French doors to the rear garden. There is also floor to ceiling larder cupboards providing excellent storage with a bespoke feature bar as a focal point with impressive features. Integrated appliances included are as follows; fridge/freezer, washing machine and dishwasher. To the first floor landing are three bedrooms, two doubles with fitted wardrobes and a re-fitted bathroom suite comprising of; attractive tiles, walk in double shower, vanity sink & WC unit. Externally the property occupies an impressive corner plot with gated access offering parking for a number of vehicles with side gated access to the rear garden. To the rear of the property is an enclosed garden with fenced boundaries, a well maintained lawn area with mature shrubs and decked seating area. There is also a paved area down the full side of the property with a generous storage shed. Early viewing comes highly recommended to fully appreciate.

**Lodore Grove, Middlesbrough, TS5 8PA**

**3 Bedroom - House - Semi-Detached**

**Offers In Excess Of £235,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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Ground Floor



Floor 1

Approximate total area<sup>①</sup>  
1138.71 ft<sup>2</sup>  
105.79 m<sup>2</sup>

(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			84
(81-91) B			
(69-80) C		71	
(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	

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.

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**SMITH & FRIENDS**  
ESTATE AGENTS