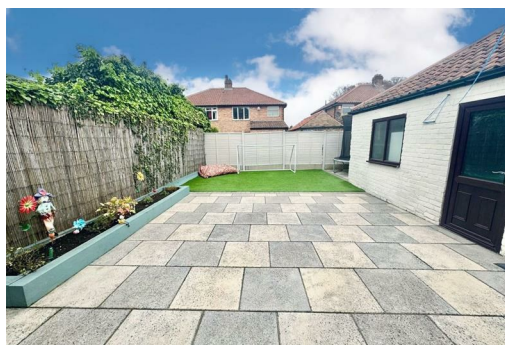




REDUCED SMITH & FRIENDS are delighted to offer to the market this well presented and deceptively spacious three bedroom semi detached property situated within a popular area in Acklam within easy reach of local amenities. The home is fully alarmed and benefits from a 6 year full service history and 10 year service history with the Baxi boiler. The well proportioned living accommodation briefly comprises; entrance hallway with staircase to the first floor, spacious living room, separate dining/family room with access to the garden, downstairs WC and a modern fitted kitchen with integrated oven with gas hob above. To the first floor landing are three spacious bedrooms and a bathroom fitted with an attractive suite three piece suite. There is also a pull down ladder with access to a fully boarded loft which has two Velux windows. Externally to the front of the property is gated access with a driveway providing ample parking for a number of vehicles leading to the detached single garage. To the rear of the property is a well presented garden, which is paved providing a generous seating area and astro-turf.

Viewings come highly recommended to fully appreciate.

Church Lane, Middlesbrough, TS5 7DX

3 Bedroom - House - Semi-Detached

O.I.R.O £299,950

EPC Rating: D

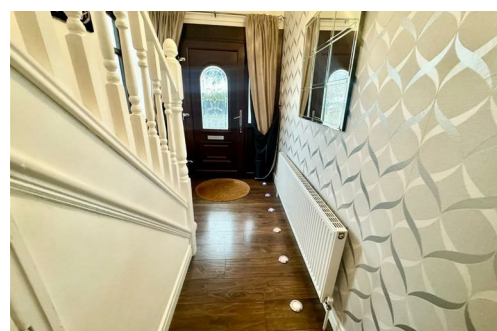
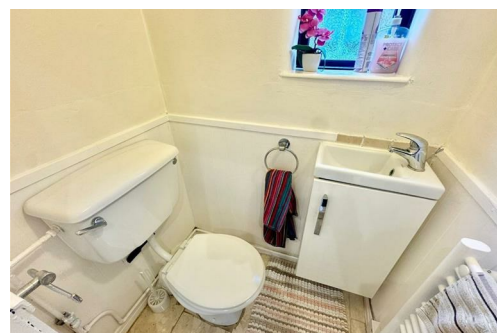
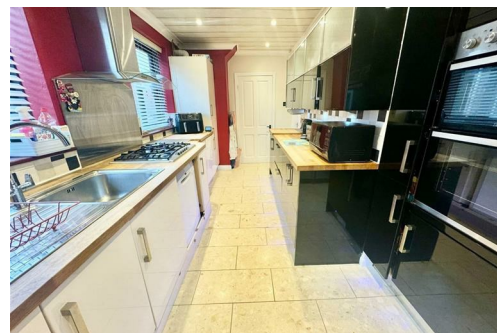
Tenure: Freehold

Council Tax Band: C



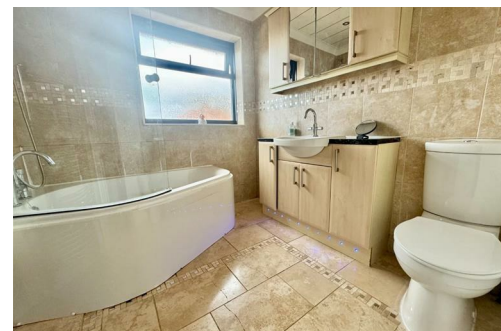
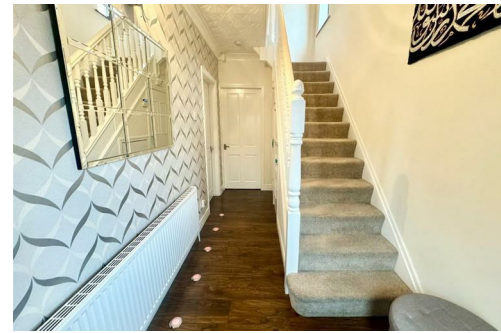
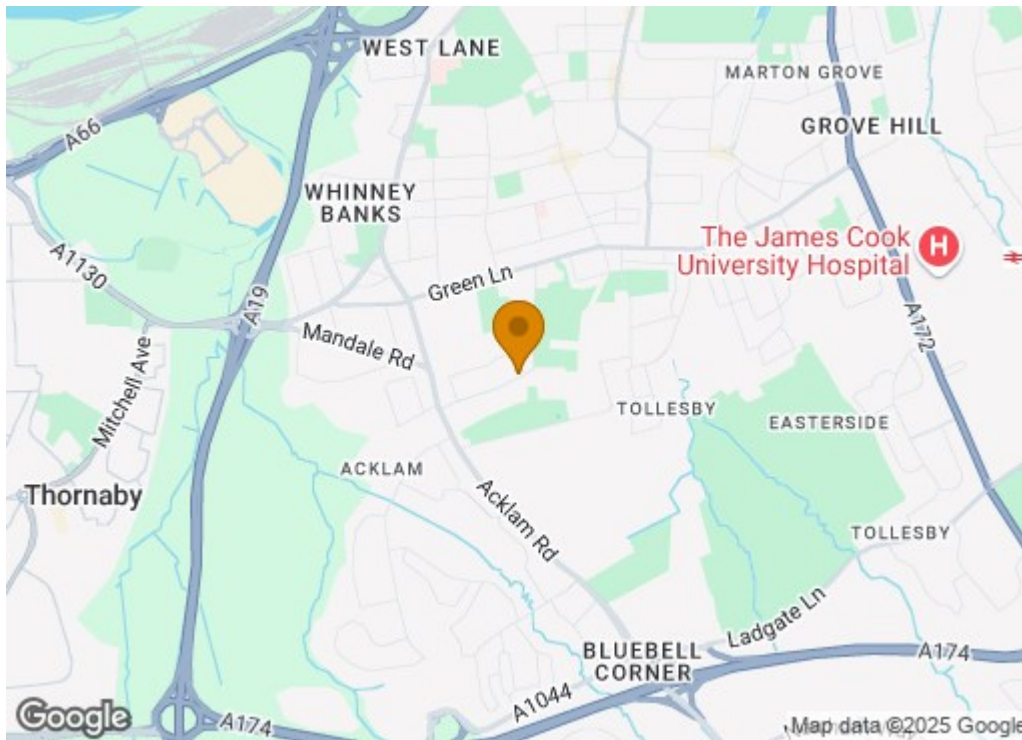
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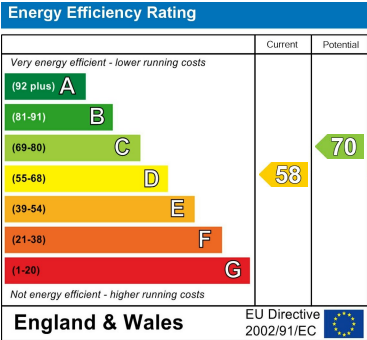


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. 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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