



Situated on the ever-popular Acklam Hall Estate, close to local amenities and well regarded schools this extended and much improved three-bedroom semi-detached home comes with viewing strongly recommended. Positioned on a favourable plot with open aspect views to the rear and potential to extend (subject to the necessary planning consents) this lovely family home will certainly appeal to a variety of potential buyers with its versatile layout and contemporary finish. The layout briefly comprises of: Entrance hall, downstairs toilet, open plan lounge and dining area, breakfasting kitchen, with family area, and useful lobby. To the first floor are three well-proportioned bedrooms, (master with fitted wardrobes) and modern white and chrome family bathroom. Externally, the enclosed south rear facing garden affords a good degree of privacy and is mainly laid to lawn with sunny patio areas. The open plan front garden provides off street parking for numerous cars and leads to the integral garage.

Speeton Avenue, Middlesbrough, TS5 7JG

3 Bedroom - House - Semi-Detached

Offers Over £225,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINING AREA

DOWNSTAIRS TOILET

BREAKFAST KITCHEN

LOBBY

FIRST FLOOR

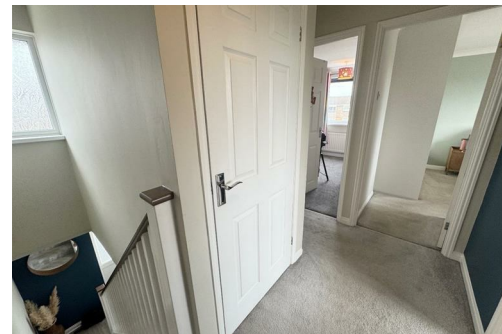
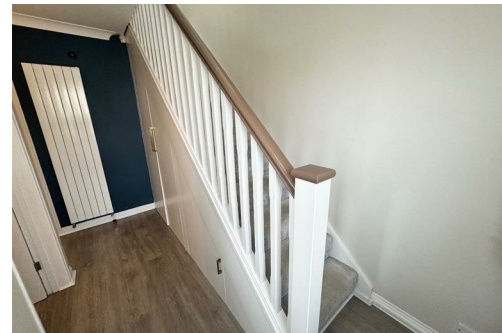
LANDING

BEDROOM 1 (REAR)

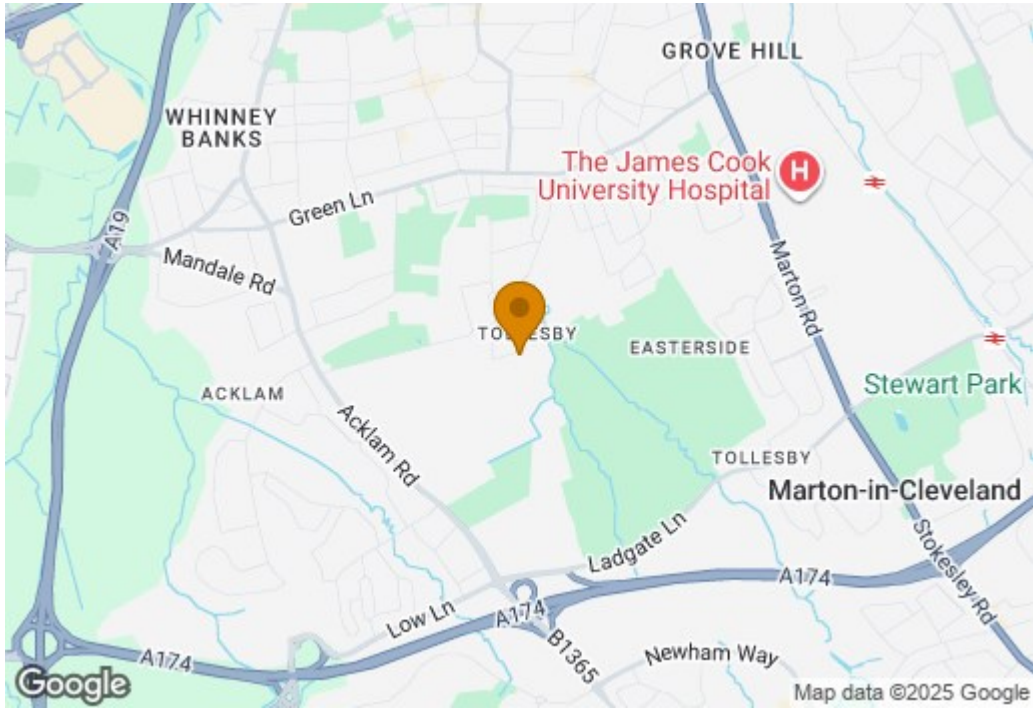
BEDROOM 2 (REAR)

BEDROOM 3 (SIDE)

FAMILY BATHROOM



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1158 ft²
107.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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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