



Hall Drive, TS5 7HU
4 Bed - House - Detached
£349,000

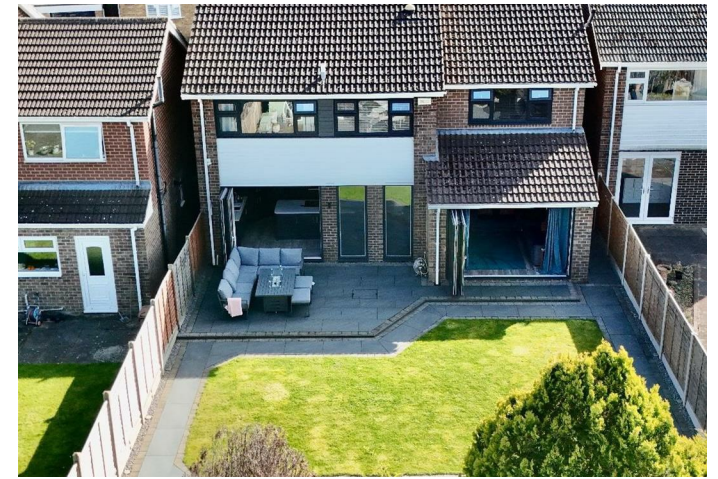
EPC Rating:
Tenure: Freehold
Council Tax Band: E



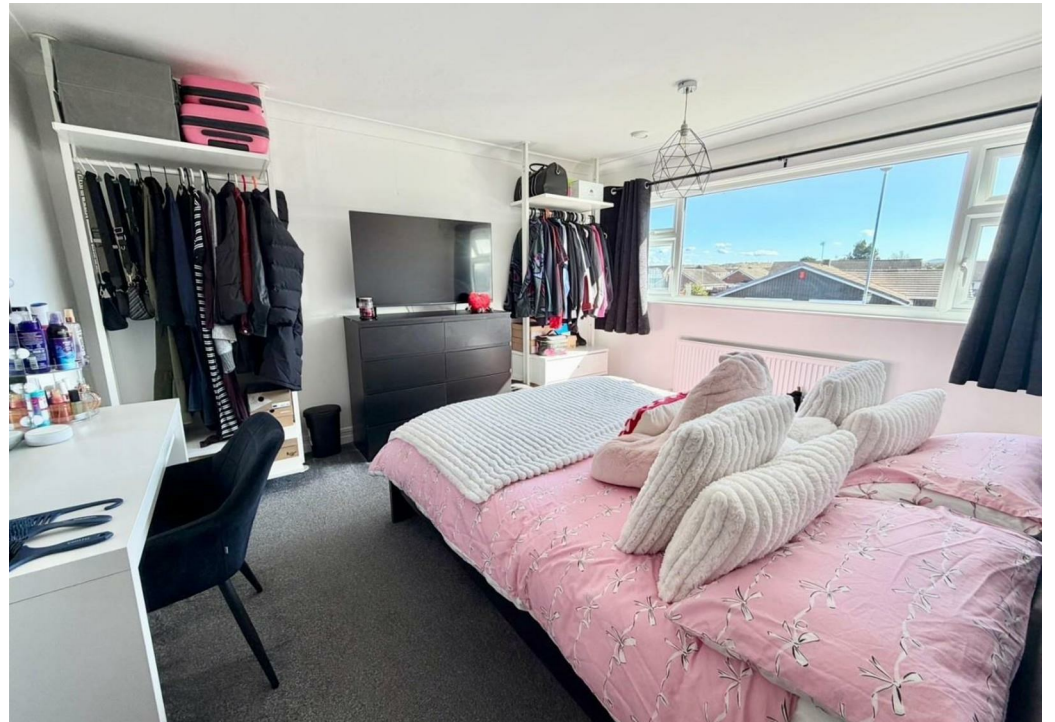
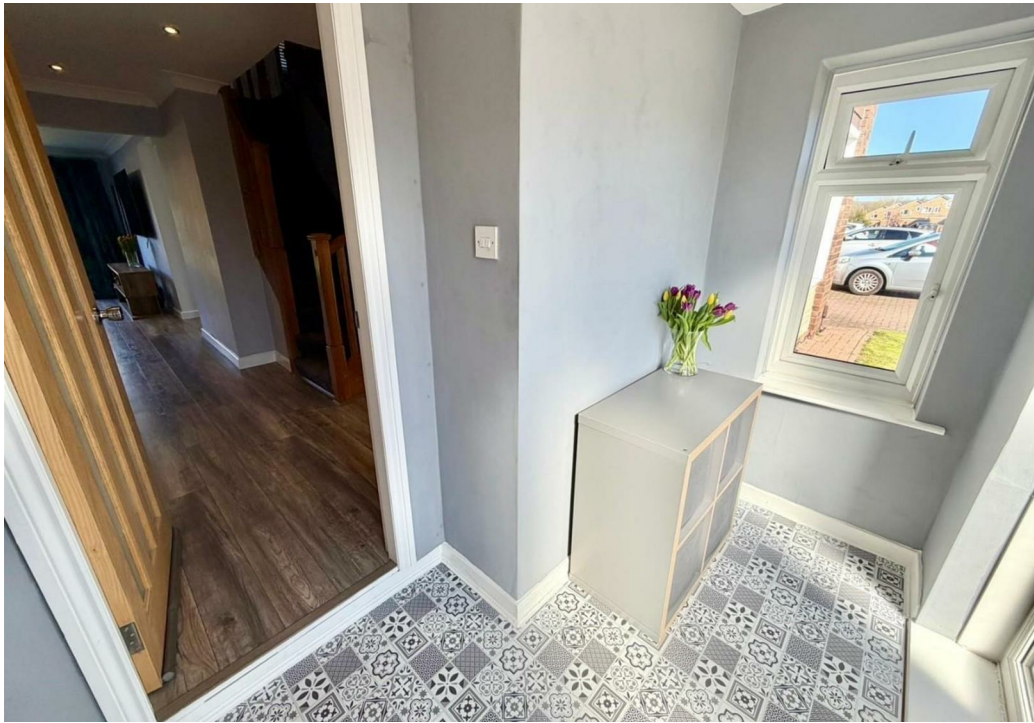
SMITH &
FRIENDS
ESTATE AGENTS

Hall Drive Middlesbrough TS5 7HU

Smith & Friends are delighted to offer for sale this fantastic four bedroom detached property situated in a prime location on Hall Drive in Acklam and within walking distance to local shops and schools. The impressive living accommodation briefly comprises; entrance porch leading to entrance hallway, dining room /living room to the front of the property, useful WC & utility space, an additional separate living room with bi-folding doors which leads to the beautiful refitted kitchen which has a range of modern base & wall units, integrated appliances, and an island seating area perfect for entertaining with bi-folding doors opening onto the garden. To the first floor landing are four bedrooms, the master benefitting from an en suite which has a fitted shower & bath and a separate family wet room/WC. Externally to the front is a driveway offering extensive parking for number of cars leading to the garage. To the rear is a generous size garden which has a high degree of privacy, fenced boundaries and mainly laid to lawn with a lovely patio area. The property also has the benefit of a garden room which is currently used as a bar. Viewings come highly recommend to fully appreciate.















Ground Floor



Floor 1

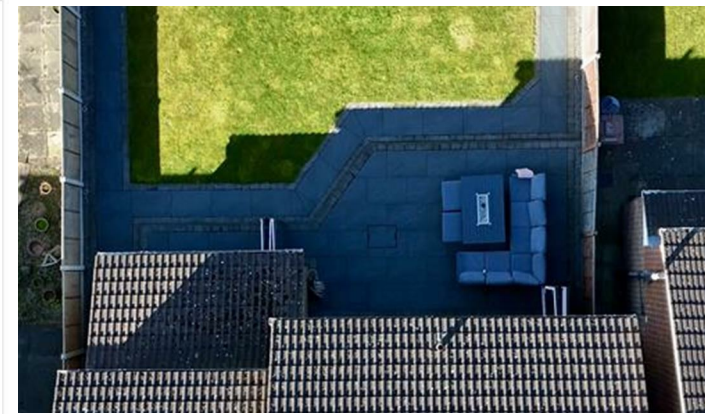


Approximate total area^m
1463 ft²
135.9 m²

(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.

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



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 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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