



Acklam Road, Middlesbrough, TS5 8AA
4 Bed - House - Semi-Detached
£340,000

Council Tax Band: D
EPC Rating: E
Tenure: Freehold



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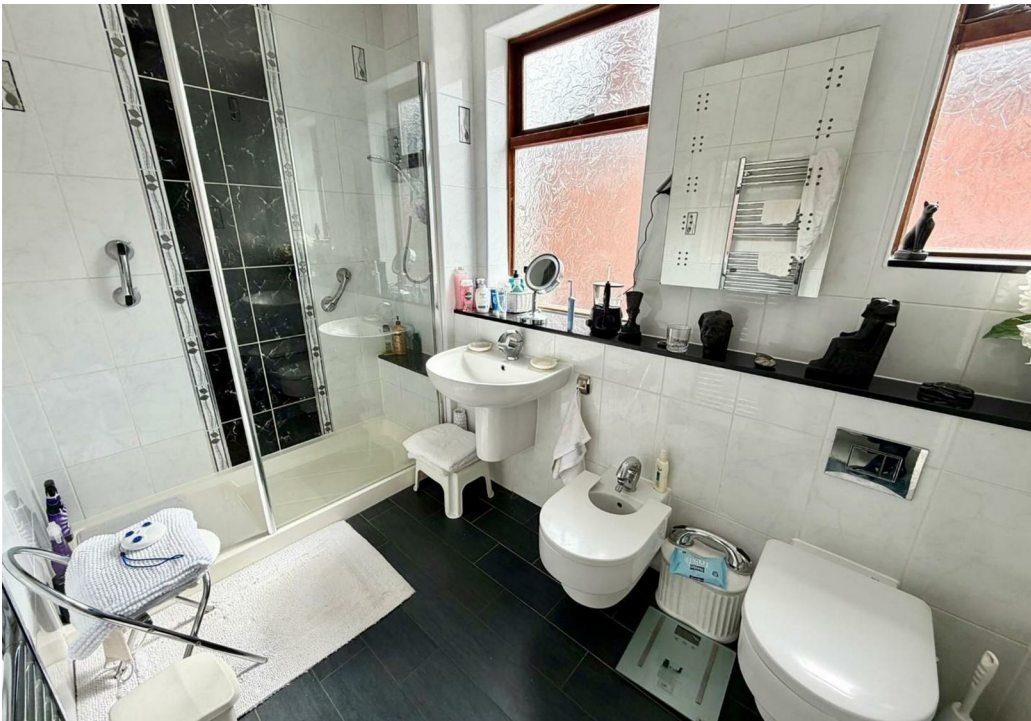


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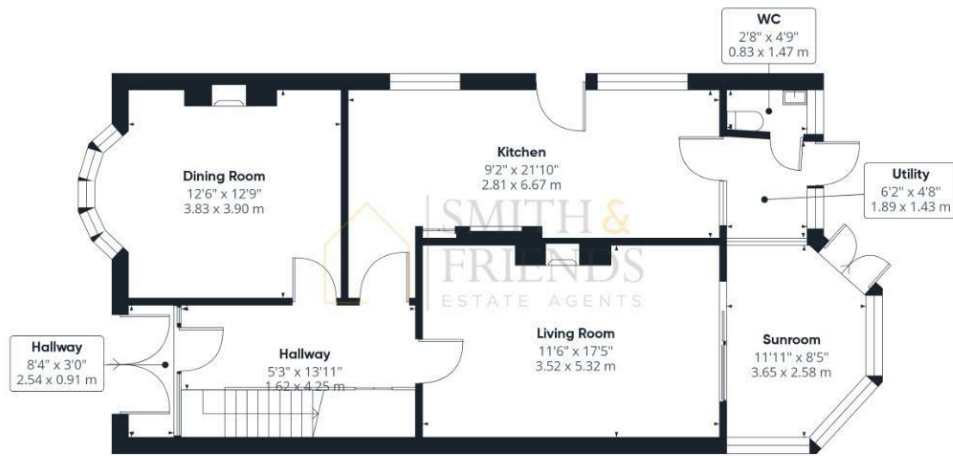
Smith & Friends are delighted to offer to the market this four bedroom semi detached property boasting an impressive plot and perfectly suited to a growing family seeking additional living space. The home is ideally located within walking distance of well-regarded schools, local shops and excellent transport links via the A19 and A174. The well cared for living accommodation briefly comprises; entrance porch, entrance hallway with staircase to the first floor, dining room, separate living room leading to the sunroom, fully equipped kitchen/breakfast room, utility space and WC.

To the first floor landing are four bedrooms, one currently used as an office and an attractive shower room. Externally, the property offers a generous driveway with a car port to the side leading to the garage. To the rear is an impressive, well established plot which is mainly laid to lawn and lined with established trees, plants and borders. There's also a paved seating space and an area dedicated for vegetable or fruit growing purposes. This outdoor space is especially ideal for keen gardeners. Viewings come highly recommended to fully appreciate.









Ground Floor



Floor 1



Approximate total area[®]
1551 ft²
144.3 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.

GIRAFFE360



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	50	62
(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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