

**Kimmerton Avenue, TS5 8LD**
**3 Bed - House - Semi-Detached**
**Offers Over £170,000**

**Council Tax Band: C**
**EPC Rating: C**
**Tenure: Freehold**

SMITH & FRIENDS
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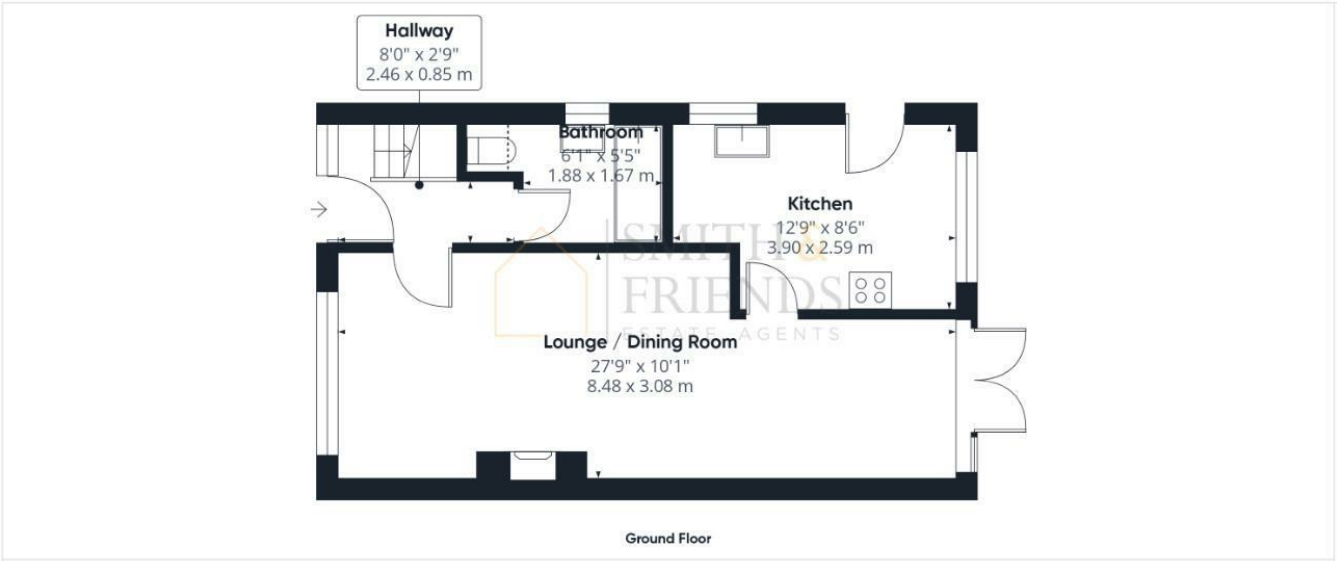


## Kimmerton Avenue, TS5 8LD

Situated in this ever popular area of Acklam, Smith and Friends are delighted to offer to the market this three double bedroom semi-detached family home, Positioned on a larger plot with a generous rear garden, viewing is strongly recommended. The deceptively spacious layout comprises of: Entrance hallway, white and chrome family bathroom, open plan lounge and dining area opening onto the rear garden. The well fitted kitchen includes integrated appliances and completes the ground floor. The First floor has three good sized bedrooms. With uPVC double glazing, gas central heating, gardens to front and rear and a detached single garage. The rear garden is particularly pleasing offering lovely, secure and secluded outside living space and is southerly in aspect. With plently of space to extend this property must be viewed to be appreciated.











**Approximate total area**(1)

766 ft²
71.1 m²

**Reduced headroom**

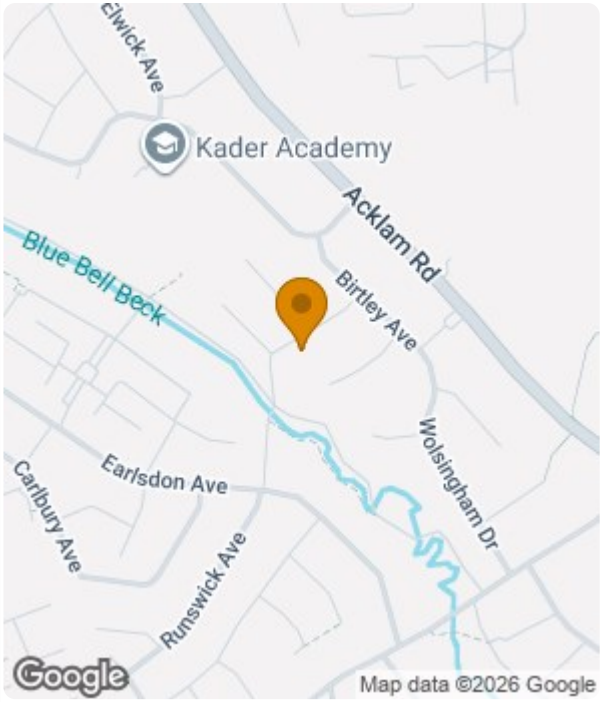
9 ft²
0.8 m²

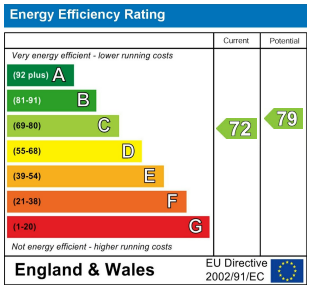
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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. 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.

**26 Stokesley Road, Marton, Middlesbrough, TS7 8DX**
**Tel: 01642 313666**
**middlesbrough@smith-and-friends.co.uk**
**www.smith-and-friends.co.uk**

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