



****CHAIN FREE** IMMACULATE THROUGHOUT****

Positioned at the head of this quiet cul de sac, within this popular area of Acklam Hall. We are delighted to bring to the market this much improved and deceptively spacious three bedroom terraced property, within walking distance of well regarded schools and local amenities, early viewings strongly recommended. Comprising of: entrance hall, downstairs toilet, kitchen, and lounge which opens into the rear garden, . To the first floor there are three good sized bedrooms and modern family bathroom. Also benefiting from a fully boarded attic (accessed from a fixed staircase off the landing)uPVC double glazing, gas central heating, enclosed gardens to front and rear with single garage.

Hackness Walk, Middlesbrough, TS5 7LS

3 Bed - House - Mid Terrace

Offers In The Region Of £150,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hackness Walk, Middlesbrough, TS5 7LS



GROUND FLOOR

HALLWAY

DOWNSTAIRS TOILET

KITCHEN

11'4 x 8'7 (3.45m x 2.62m)

LOUNGE

15'4 x 14'10 (4.67m x 4.52m)

FIRST FLOOR

BEDROOM 1 (FRONT)

11'9 x 9'1 (3.58m x 2.77m)

BEDROOM 2 (REAR)

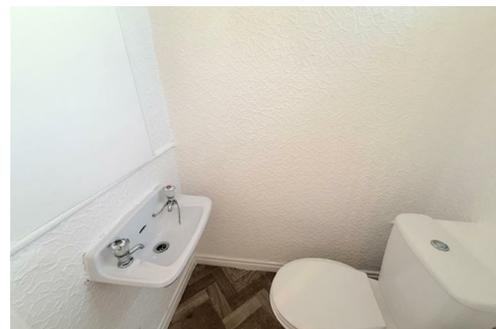
13'1 x 9'1 (3.99m x 2.77m)

BEDROOM 3 (REAR)

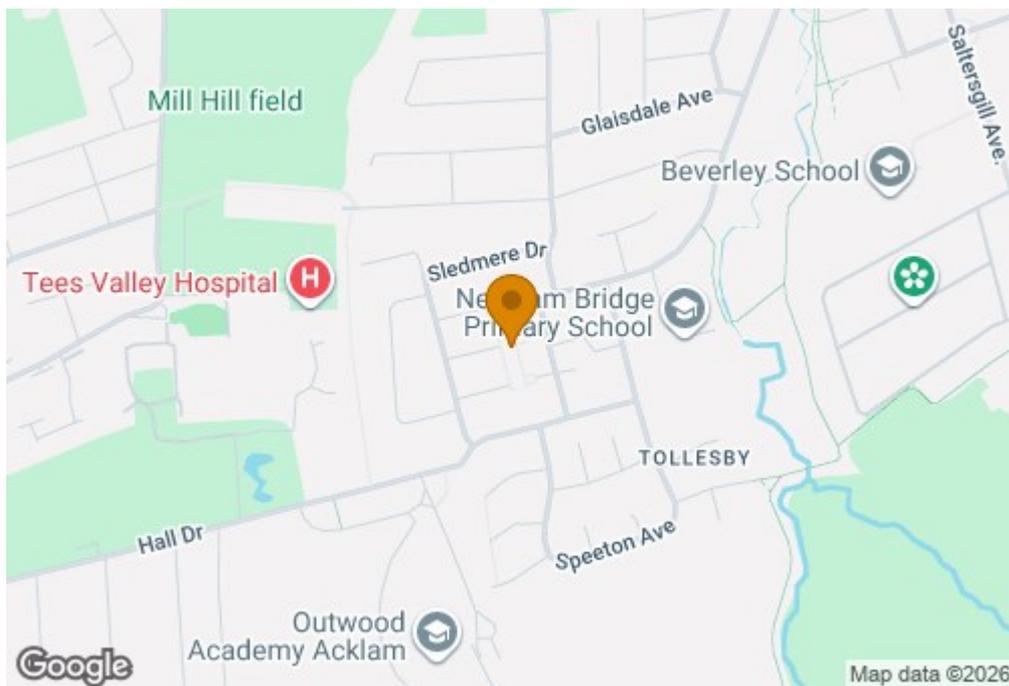
9'2 x 5'6 (2.79m x 1.68m)

FAMILY BATHROOM

EXTERNALLY



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
752 ft²
69.7 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

