



#### Charming Three-Bedroom End-of-Terrace Home with Views Over Acklam Cricket Club – No Chain

Smith and Friends Estate Agents are pleased to present this attractive and deceptively spacious three-bedroom end-of-terrace period-style property, ideally located in the ever-popular residential area of Acklam, Middlesbrough.

This light-filled and well-proportioned home offers a blend of character and comfort, having benefitted from significant improvements over recent years, including an upgraded roof and modern gas boiler. Additional features include double glazing and a gas central heating system, ensuring year-round comfort.

Internally, the property comprises a welcoming entrance hall, generous living spaces, a fitted kitchen, three well-sized bedrooms, and a family bathroom. The home enjoys picturesque views directly overlooking Acklam Cricket Club, adding to its unique charm.

Externally, the property boasts generous off-street parking to the front elevation, along with a garage for additional storage or vehicle use.

Offered with no onward chain, this home presents an excellent opportunity for a range of buyers.

Viewings are strictly by appointment only through Smith and Friends Estate Agents, Middlesbrough.

**Ullswater Avenue, Middlesbrough, TS5 7DL**

**3 Bed - House - End Town House**

**Offers Over £170,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**

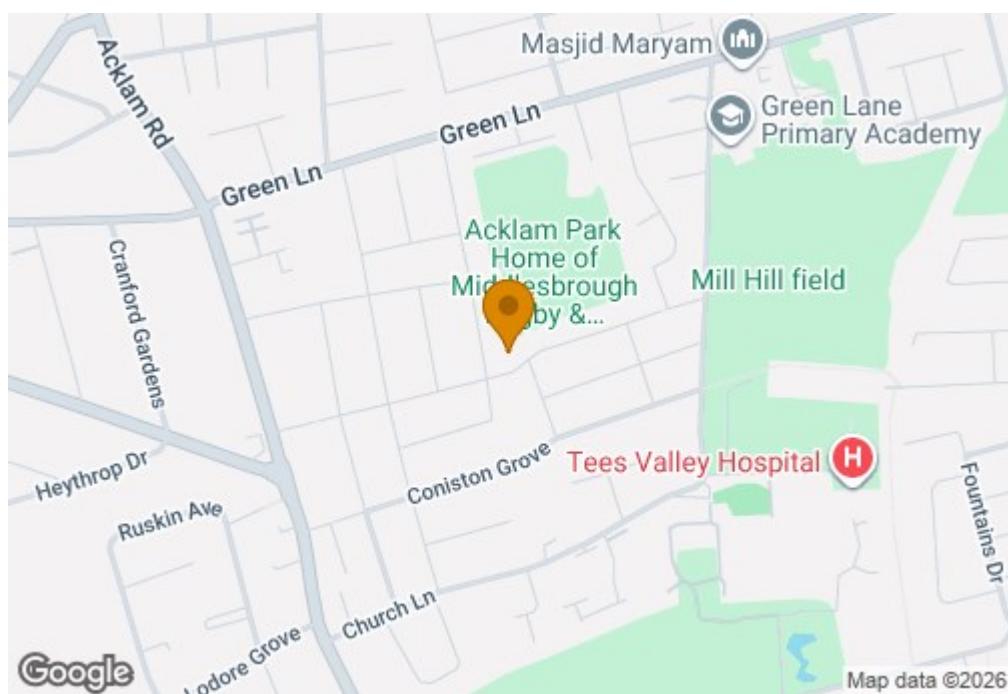


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(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		55
(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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