



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Acklam and within walking distance to local shops, schools and amenities. The home would appeal to a variety of buyers especially first time buyers or growing families looking to get on the property ladder. The deceptively spacious accomdation briefly comprises; entrance hall, lounge, rear hall with stairs to the first floor, downstairs cloakroom/WC and a stunning open plan, fully equipped kitchen with access to the garden. To the first floor landing are three bedrooms, the master with the benefit of an en-suite shower room and a family bathroom fitted with a white three piece suite. Externally to the front of the property is a driveway with parking for 2 cars leading to the garage. To the rear is a generous well presented garden which is mainly laid to artificial grass and a patio seating area to enjoy the summer months. Viewings come highly recommended to fully appreciate.

**Acorn Drive, Middlesbrough, TS5 8BF**

**3 Bed - House - Semi-Detached**

**£200,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
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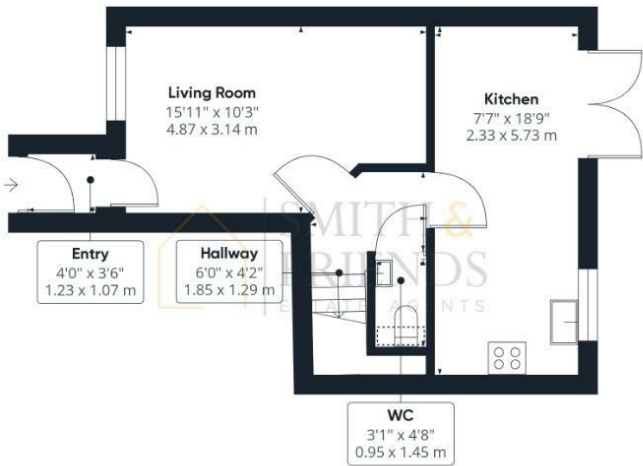
Acorn Drive, Middlesbrough, TS5 8BF



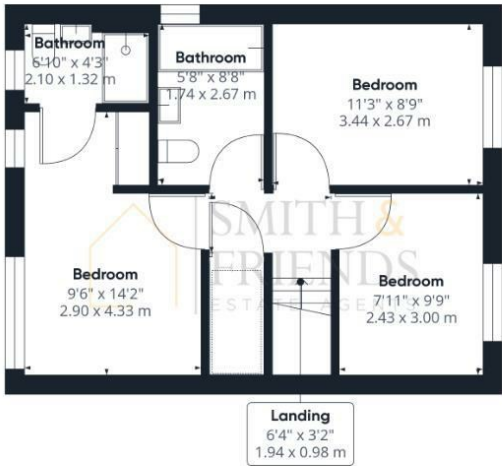
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
798.23 ft<sup>2</sup>  
74.16 m<sup>2</sup>

Reduced headroom  
2.87 ft<sup>2</sup>  
0.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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                                 |                         | 94        |
| (81-91) B                                   | 82                      |           |
| (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 |           |

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



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