



SMITH & FRIENDS are delighted to offer to the market this well presented and deceptively spacious three bedroom semi detached property. The home is within easy reach to local Acklam amenities, schools and motorway links. The home has the benefit of NO CHAIN INVOLVED which would make it the perfect investment opportunity or first time buy. The accommodation briefly comprises; entrance hallway with stairs to the first floor, a generous open plan kitchen/dining area with uPVC French doors opening to the rear garden and a modern fitted kitchen. To the first floor landing are three well proportioned bedrooms and a family bathroom fitted with a white four piece suite including bath & walk in shower. Externally to the rear of the property is a good size garden which is mainly laid to lawn with paved areas. To the front of the property off street parking is available. Viewings come highly recommend to fully appreciate.

**Mandale Road, Middlesbrough, TS5 8AW**

**3 Bedroom - House - Semi-Detached**

**£169,950**

**EPC Rating: D**

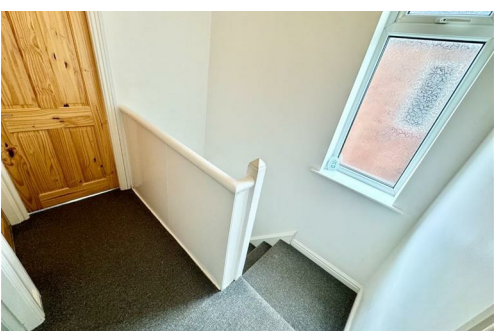
**Tenure: Freehold**

**Council Tax Band: B**



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FRIENDS**  
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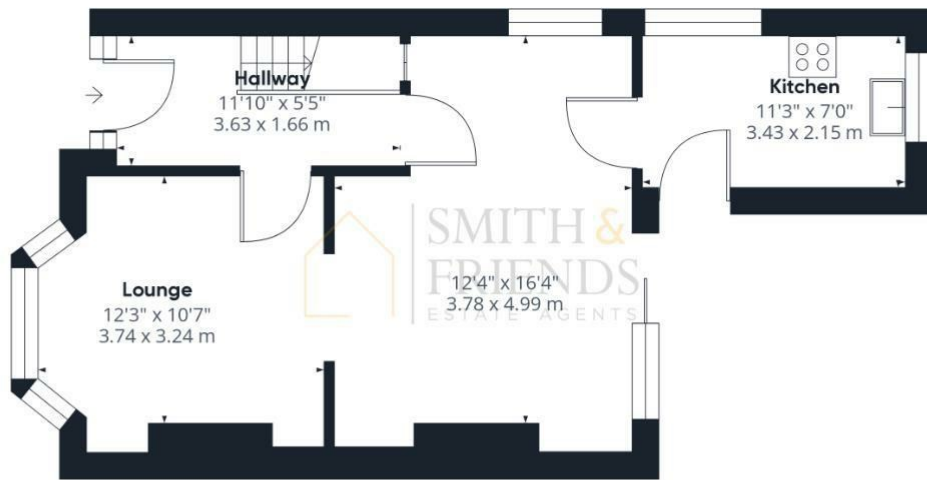
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Ground Floor



Floor 1

Approximate total area\*  
870.43 ft<sup>2</sup>  
80.87 m<sup>2</sup>

(\*) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(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. We 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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