



SMITH & FRIENDS are delighted to offer to the market this spacious three bedroom semi detached property situated in the ever so popular Acklam area. The living briefly accommodation comprises of; entrance hallway, two good size reception rooms and a fitted kitchen with access to the garden. To the first floor landing are three bedrooms and a family bathroom/WC fitted with a white three piece suite. Externally to the front of the property is off street parking for one car with gated access to the rear. The rear garden is a fantastic size and mainly laid to lawn with mature borders and a brick outhouse. Early viewing is fully recommended.

Coniston Grove, Middlesbrough, TS5 7DD

3 Bed - House

£165,000

EPC Rating: D

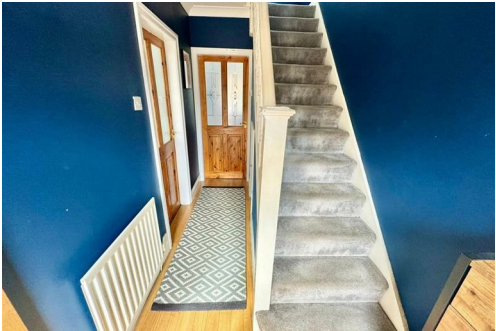
Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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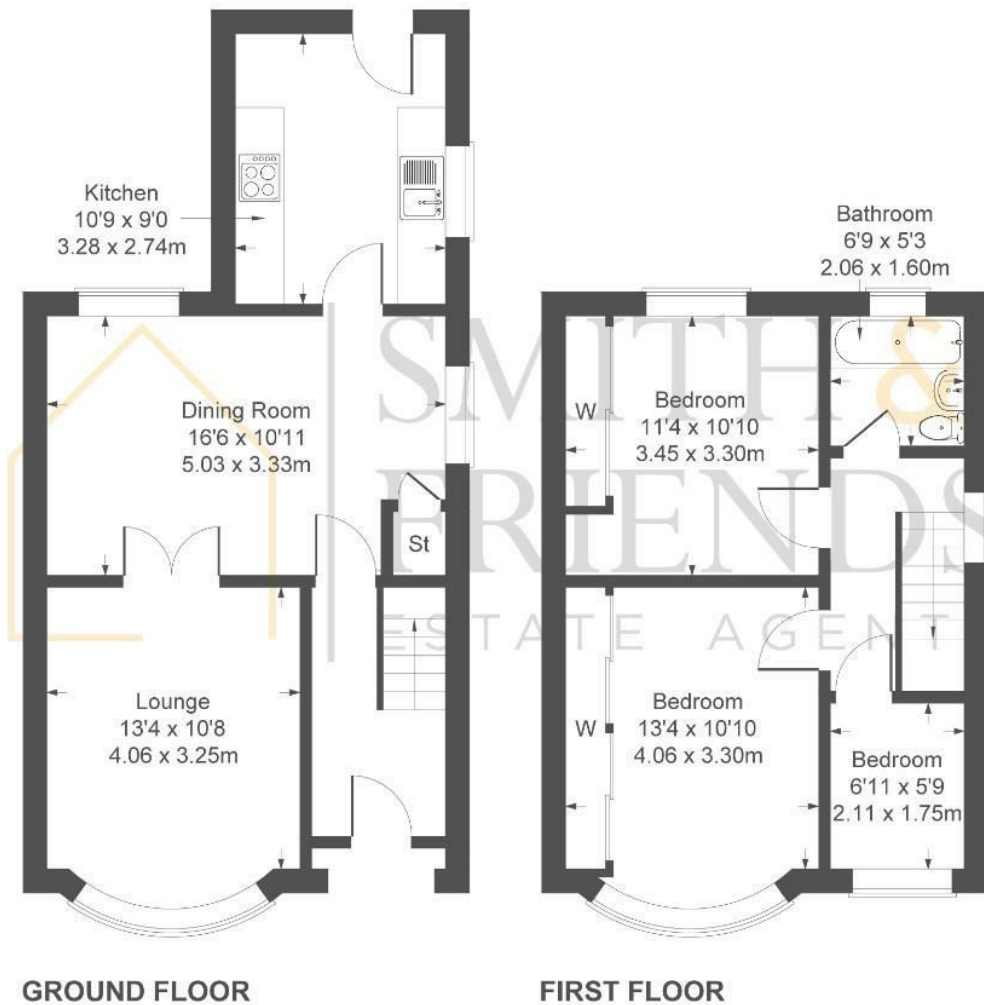


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Coniston Grove
Approximate Gross Internal Area
876 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		81
(69-80) C	66	
(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	

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