



SMITH & FRIENDS OFFER TO THE MARKET this three bedroom semi detached property situated in Acklam. The property is sold with NO CHAIN involved and the perfect investment if you are looking to put your stamp on it. The accommodation briefly comprises; living room with stairs to the first floor and fitted kitchen/diner. To the first floor landing are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally the property occupies a pleasant plot with gardens to the front and rear and parking to the side leading to the garage.

**Rosthwaite, Middlesbrough, TS5 8TY**  
**3 Bed - House - Semi-Detached**  
**£145,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**



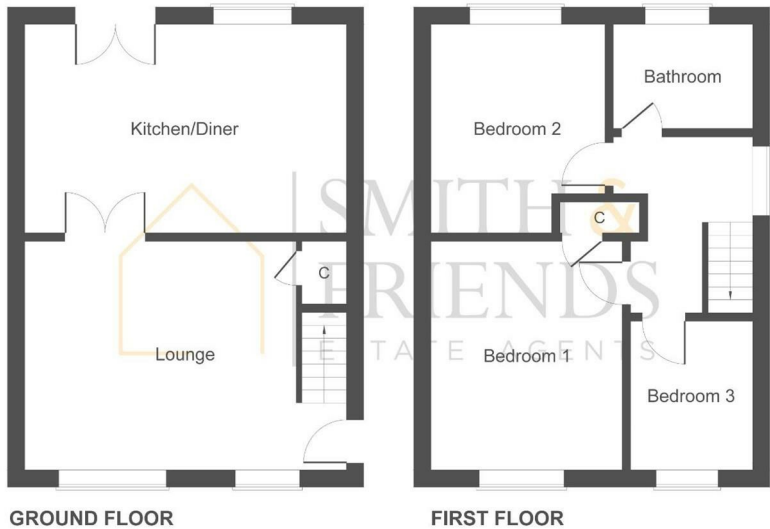
**SMITH &  
 FRIENDS**  
 ESTATE AGENTS



Rosthwaite, Middlesbrough, TS5 8TY



Rosthwaite



Not to Scale. Produced by The Plan Portal 2024  
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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, conveyancing and removal 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		86
(81-91) B		
(69-80) C	71	
(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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