



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated in Acklam within close proximity to local amenities, well regarded schools and shops. The spacious living accommodation briefly comprises; entrance hallway with extended porch, extension behind the garage creating an extra room which is currently used as a bedroom but can be used as a second reception room, living room, stunning open plan re fitted kitchen complete with integrated quality appliances including, fridge/freezer, dish washer, oven, hob and wine cooler. To the first floor landing are three bedroom, the master with fitted sliding wardrobes and a modern bathroom fitted with a three piece suite. Externally to the front of the property is a low maintenance lawn and to the rear is a well presented garden which has lawn, decking seating area and a parking space which can be accessed via double gates leading to the single garage. Early viewings come highly recommended to fully appreciate.

**Eastham Sands, Middlesbrough, TS5 8TR**

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

**£220,000**

**EPC Rating: C**

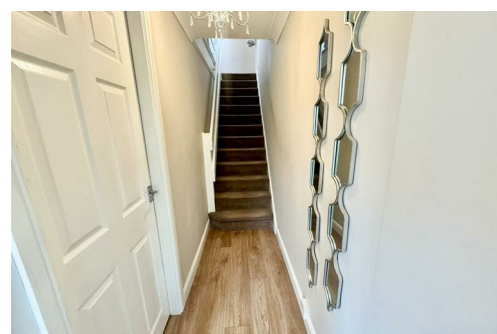
**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Eastham Sands, Middlesbrough, TS5 8TR



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1002.23 ft<sup>2</sup>  
93.11 m<sup>2</sup>

(1) 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.

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			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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