

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious three bedroom semi detached property situated in Acklam and offered with NO CHAIN INVOLVED. The property is located within a popular residential area and within close proximity to local amenities, shops and well regarded schools. The living accommodation briefly comprises; entrance hallway with stairs to the first floor, two generous size reception rooms, a spacious fitted kitchen/diner, rear porch with access to the garden and downstairs WC. To the first floor landing are three bedrooms, separate WC and bathroom with two piece suite. Externally to the front of the property is garden with parking to the side of the property for a number of vehicles leading to the detached single garage. To the rear of the property is a fantastic, south facing garden which is mainly laid to lawn and has a private aspect overlooking a playing field. Viewings come highly recommended to fully appreciate.

**Minsterley Drive, Middlesbrough, TS5 8QU**

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

**£210,000**

**EPC Rating: C**

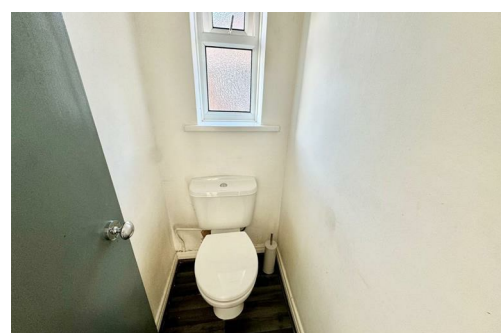
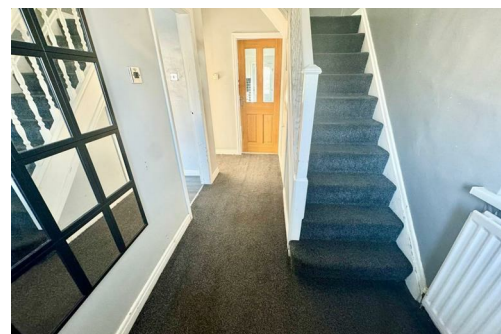
**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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