



\*\*\* FOR SALE VIA AUCTION \*\*\* START BID £170,000 subject to reserve price \*\*\*

SMITH & FRIENDS are delighted to offer for sale this well presented and updated three bedroom semi detached property situated in the ever so popular Acklam area and offered with NO CHAIN INVOLVED. The well proportioned living accommodation briefly comprises; entrance hall, two generous reception rooms and a modern fitted kitchen. To the first floor landing are three bedrooms and an attractive family bathroom fitted with a three piece suite. Externally to the front is gated access to a lawned front and paved driving providing off street parking leading to the detached single garage. To the rear is an enclosed garden which is mainly laid to lawn. Viewings come highly recommended to fully appreciate.

**Ullswater Avenue, Middlesbrough, TS5 7DJ**

**3 Bed - House**

**Starting Bid £170,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**





Ullswater Avenue, Middlesbrough, TS5 7DJ



Not to Scale. Produced by The Plan Portal 2025  
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, 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		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	48	77
EU Directive 2002/91/EC		

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