



SMITH & FRIENDS are delighted to offer for sale this desirable three bedroom semi detached property situated on an extensive corner plot end offered with the benefit of NO CHAIN INVOLVED. The property is situated on St Mary's Walk in Acklam and within easy reach to well regarded schools, amenities and motorway links. The property is perfect for anyone looking to put their own stamp on it with some modernisation required. The deceptively spacious living accommodation briefly comprises; entrance hallway, two generous reception rooms, open plan kitchen/ diner with access to the garage, three first floor bedrooms(two doubles), wet room and separate WC. Externally the property is positioned on a lovely plot with gardens to the front, wide and rear which are lined with mature shrubs, tree and borders. There is also 2 detached garages and 2 parking spaces via gated access. Viewings come highly recommended to fully appreciate the potential this fantastic property has to offer.

**St. Mary's Walk, Middlesbrough, TS5 7RZ**

**3 Bed - House - End Terrace**

**Offers Over £170,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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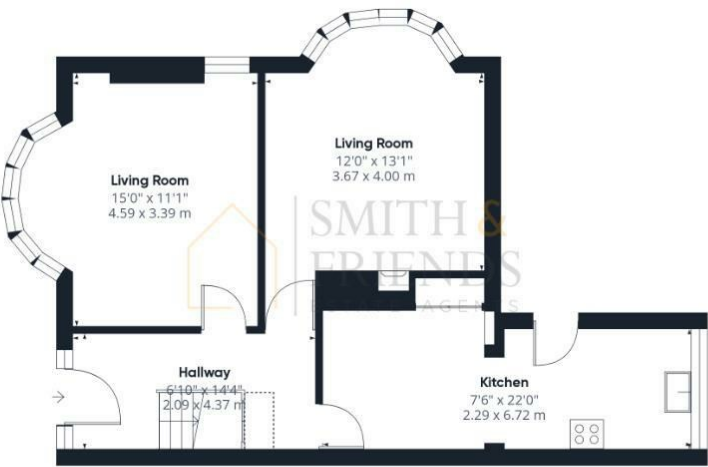


**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

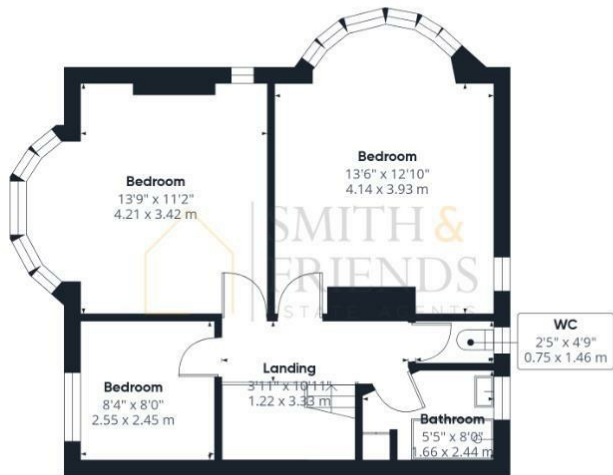
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1186.73 ft<sup>2</sup>  
110.25 m<sup>2</sup>

Reduced headroom

4.95 ft<sup>2</sup>  
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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) A		
(81-91) B		
(69-80) C		
(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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

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