



Acklam Road, Middlesbrough, TS5 7HB
4 Bed - House - Semi-Detached
£330,000

Council Tax Band: E
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Acklam Road, TS5 7HB

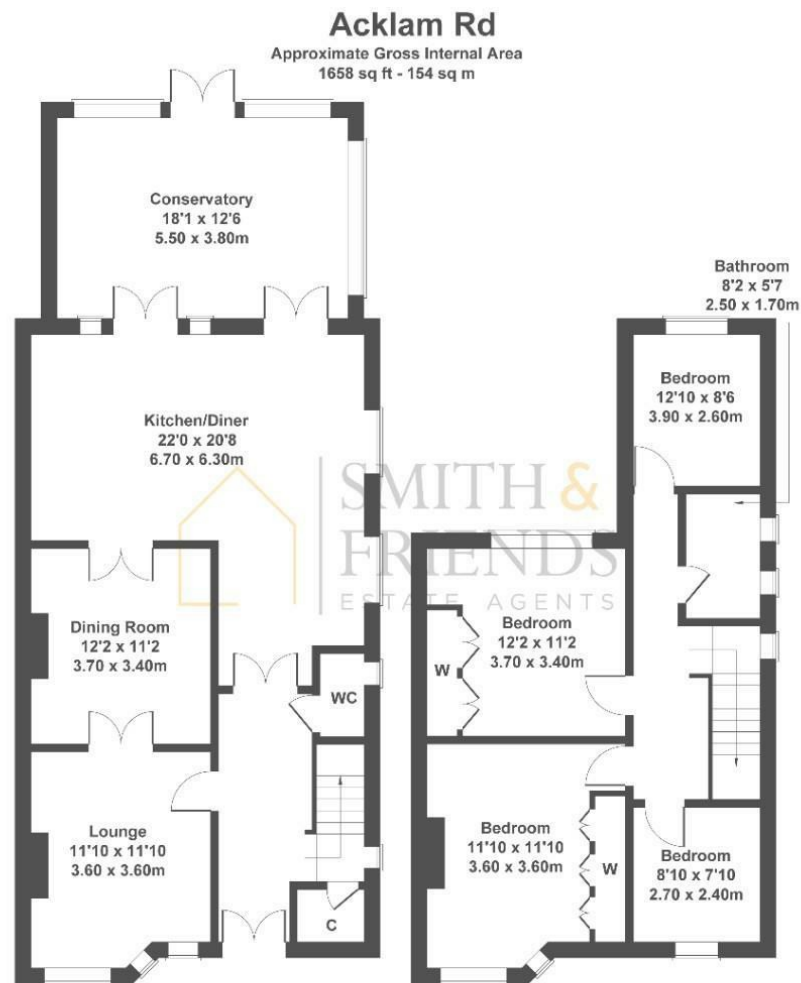
****Modern, Stylish & Extended Four-Bedroom Semi-Detached Home**** Perfectly suited to a growing family seeking additional living space, this beautifully presented property offers both comfort and practicality. Ideally located within walking distance of well-regarded schools and local shops, with excellent transport links via the A19 and A174, this home combines convenience with a desirable setting. Inside, the property boasts a contemporary kitchen featuring a double oven, full-length fridge and freezer, and a spacious L-shaped kitchen/diner. Two separate reception rooms and a full-width conservatory provide versatile living areas, while cast iron-style radiators add a touch of character. Additional benefits include a central alarm system, gas central heating with combi boiler, UPVC double glazing, and a boarded loft accessible via a dropdown ladder. The accommodation briefly comprises of :

Entrance hallway with WC and storage cupboard, a lounge, dining room, and the large kitchen/diner leading into the conservatory. To the first floor, there are four well-proportioned bedrooms and a family bathroom. Externally, the property offers a generous driveway with parking for multiple vehicles, a detached garage, and a private rear garden laid to lawn with a patio area—perfect for outdoor entertaining.









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		

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.

**26 Stokesley Road, Marton, Middlesbrough, TS7
8DX**

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

