



SMITH & FRIENDS are delighted to offer to the market this well presented and deceptively spacious three bedroom semi detached property situated in Acklam and within easy reach to local amenities including well regarded schools and, shops and motorway links. The home benefits from the front windows replaced and conservatory glazing updated, cavity wall insulation, a full service history on the boiler, security cameras and a kitchen unit upgrade. The home would make the perfect first time home or would appeal to growing families. The living accommodation briefly comprises; entrance hallway with stairs to the first floor landing, two generous size reception rooms, a useful utility room and a modern fitted kitchen opening to a small conservatory area with access to the garden. To the first floor landing are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front of the property is gated access with parking for one vehicle. To the rear is a lovely garden which is mainly laid to lawn lined with mature shrubs and trees and a storage shed which will be included. Viewings come highly recommended to fully appreciate.

Ambleside Grove, Middlesbrough, TS5

7DQ

3 Bed - House - Semi-Detached

Asking Price £175,000

EPC Rating: D

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Ambleside Grove, Middlesbrough, TS5 7DQ



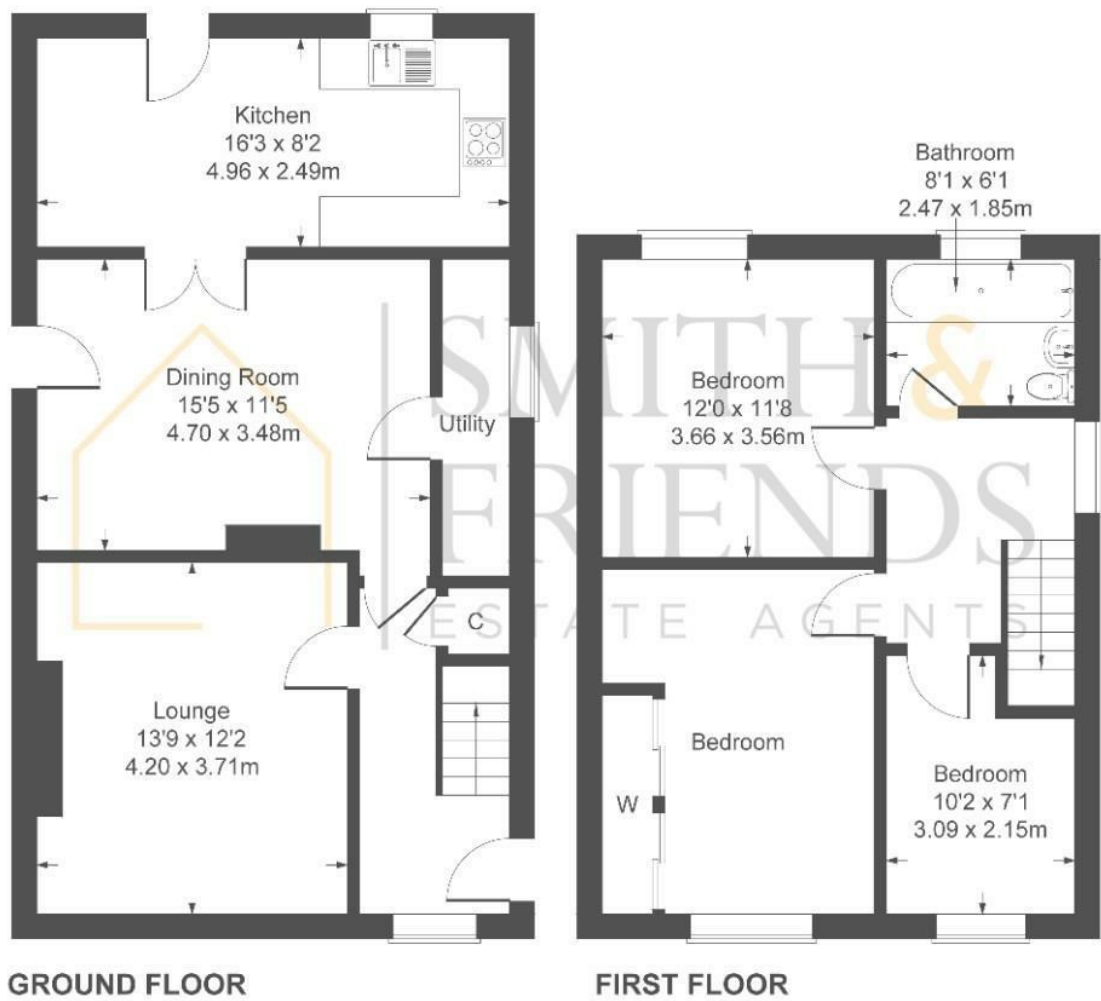
www.smith-and-friends.co.uk

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Ambleside

Approximate Gross Internal Area
1109 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2024
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 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	66	78
	EU Directive 2002/91/EC	

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