



Hall Drive, TS5 7HX
5 Bed - House - Detached
Asking Price £650,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Hall Drive Middlesbrough TS5 7HX

SMITH & FRIENDS are delighted to offer to the market this exceptional five bedroom family home encompassing a grand total area of 3,390.63 square feet and occupying a magnificent corner plot. The property is rare to the market and has had numerous upgrades and transformations via the current owner over the years. Nestled in the ever so popular Acklam estate and within walking distance to local well regarded schools, amenities and motorway links. Perfect for growing families or entertainers, the home must be viewed to fully appreciate the internal size and attractive décor. Comprising of a total of 5 bedrooms and 3 well-maintained bathrooms, the floor plan is carefully well proportioned over two floors. The main feature of the home is the full length annex which is currently used as a fantastic bar/pool room and is fitted with a cosy log fire. To complete the ground floor accommodation is two inviting living rooms, a downstairs shower room, a utility room that is essential for any functioning household, and stunning open plan kitchen with bi-folding doors and excellent island area. The first floor, adds more to the excellent living experience with an generous landing area. It features a luxurious master bedroom with seating area and a walk-in dressing room, not forgetting the en-suite shower room. There is also 4 additional rooms (one used as a dressing room) and a family bathroom suite offering the ultimate relaxation. Externally to the front of the property the home has gated access and is fully paved offering extensive parking for numerous vehicles. To the rear of the property is a larger than average garden which is mainly laid to lawn with a generous pergola area and paved areas.















Ground Floor



Floor 1



Approximate total area⁹¹
3393.09 ft²
315.23 m²

Excluding balconies and terraces

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

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.

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