



SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom end of terrace property situated in Ormesby just off Ainstable Road and can be offered with the benefit of NO CHAIN INVOLVED. The home would appeal to a variety of buyers especially first time buyers, investors or anyone looking to downsize. Features include; gas central heating, double glazing, a new fitted kitchen and plenty of storage including a walk-in downstairs cupboard. The spacious living accommodation briefly comprises; entrance hallway with access to the first floor, cloakroom/WC, living room with feature media wall, a stunning re fitted kitchen with some integrated appliances, dining room and conservatory. To the first floor landing are three bedrooms and a bathroom fitted with a three piece suite. Externally, the front garden is walled and lawned, To the rear of the property is a low maintenance, paved garden which is southwest facing. There is also a useful brick outhouse.

Ancroft Drive, Middlesbrough, TS7 9NQ

3 Bed - House - Mid Terrace

£125,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



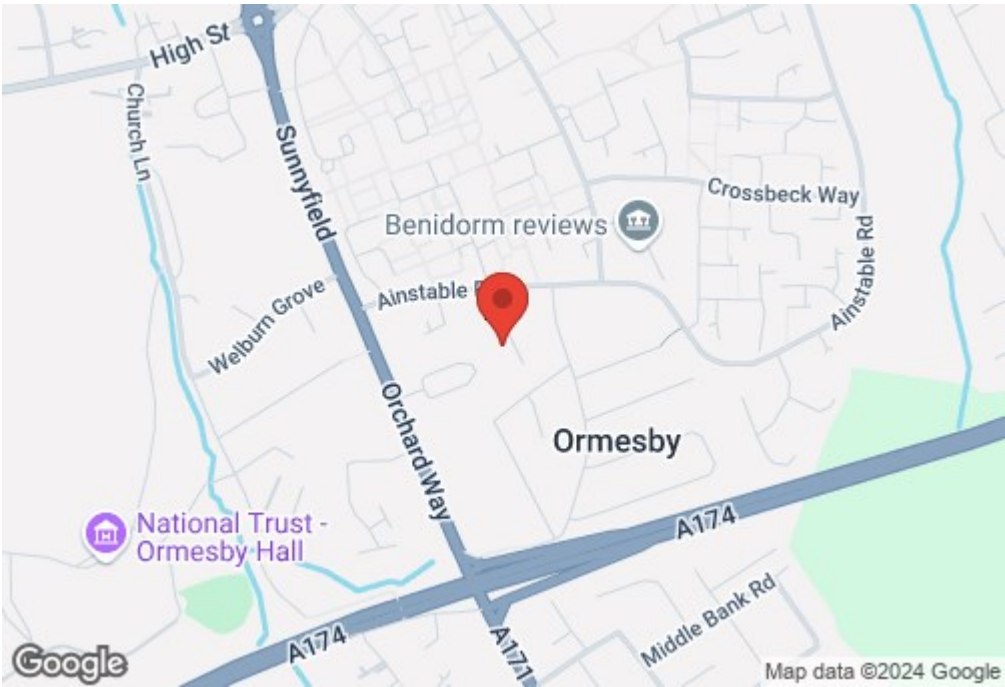
**SMITH &
FRIENDS**
ESTATE AGENTS

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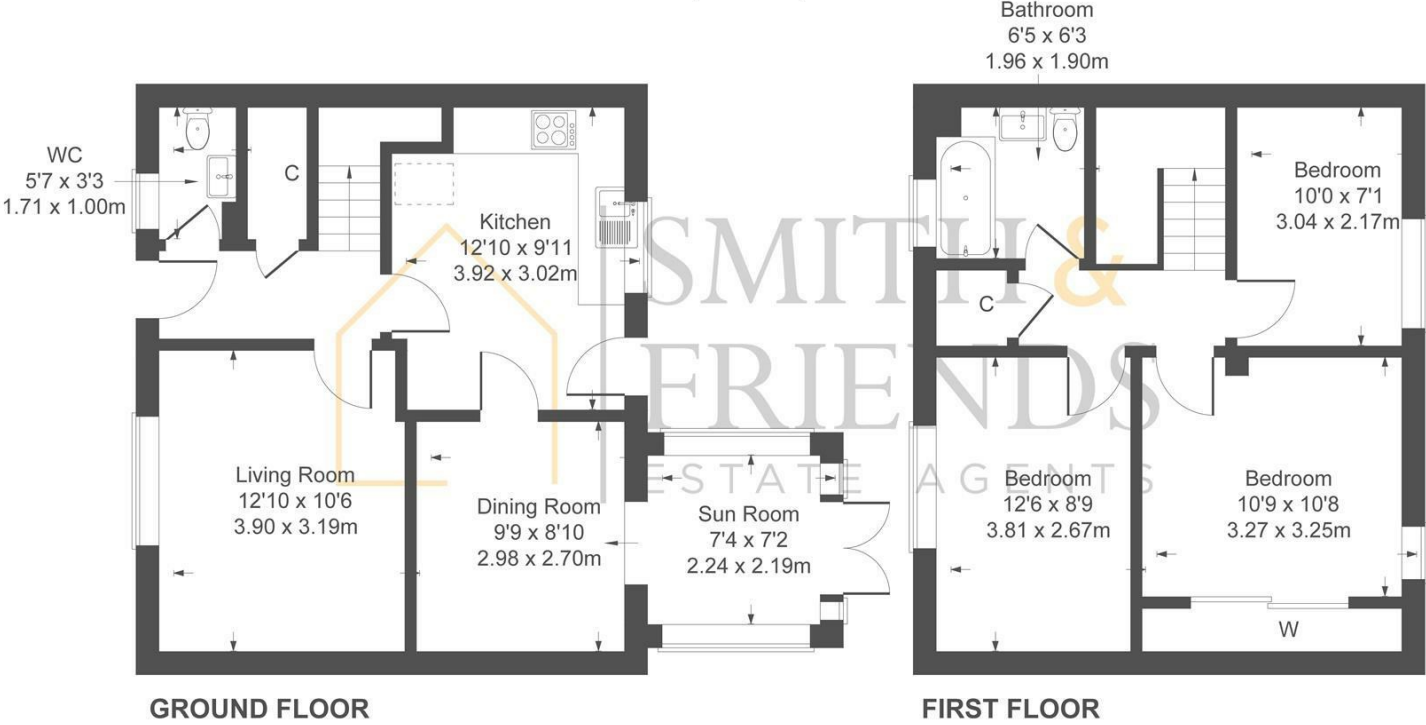


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Ancroft Drive
Approximate Gross Internal Area
979 sq ft - 91 sq m



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	72	86
EU Directive 2002/91/EC		

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