

Acklam Road, TS5 7HB
3 Bed - House - Semi-Detached
£260,000

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

SMITH & FRIENDS
ESTATE AGENTS











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Smith & Friends are delighted to offer to the market this deceptively spacious three bedroom semi detached property situated on the desirable Acklam Road, with the benefit of no chain involved. The property occupies a fantastic plot and viewings come highly recommended. The internal living accommodation briefly comprises; entrance hallway with stairs to the first floor, front reception room and rear with access to the garden, a large kitchen/dining area with a fully equipped kitchen. To the first floor landing is the master wet room/WC and three good size bedrooms. There is also a fixed staircase leading to a full boarded loft. Externally there is parking for a number of vehicles, leading to the detached single garage. To the rear is mature garden which is mainly laid to lawn and lined with shrubs and trees.

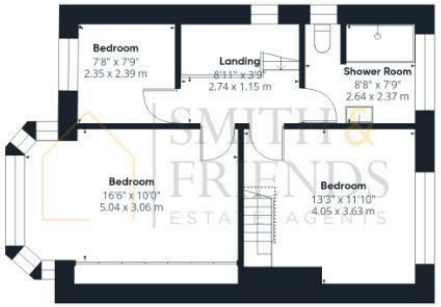








Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1404 ft²

130.4 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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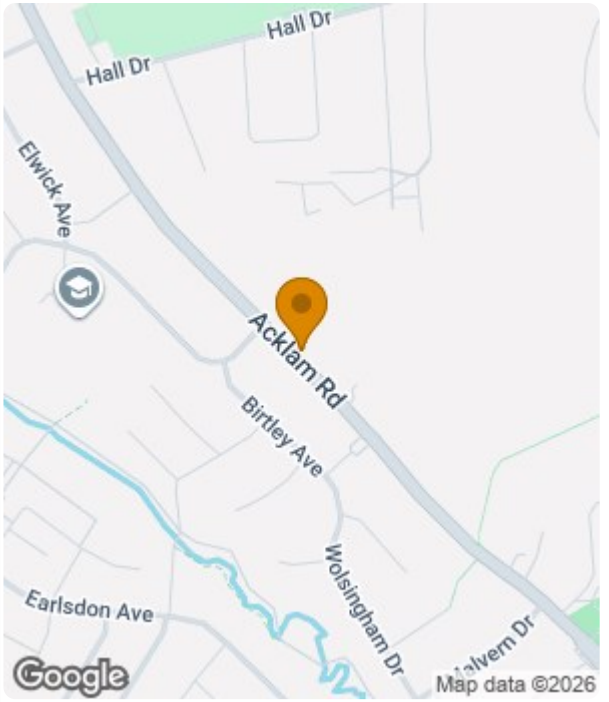

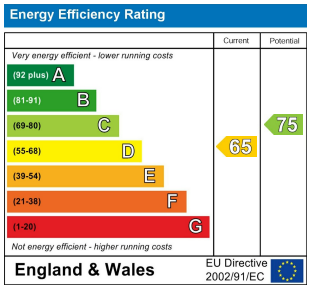

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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