



Acklam Road, Middlesbrough, TS5 8BE
3 Bed - House
O.I.R.O £300,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Acklam Road, TS5 8BE

****CHAIN FREE**MUCH IMPROVED**POPULAR AREA** GENEROUS ROOM SIZES**WELL PRESENTED****

THIS PROPERTY MUST BE VIEWED IN ORDER TO APPRECIATE ITS QUALITY AND OPTIONS. Located on a desirable area of Acklam Road and close to excellent transport infrastructure and 'Ofsted' rated schools, this family home briefly comprises: Entrance, hallway, lounge, sitting room, separate dining room and kitchen with an extensive range of wall, base and drawer units including integrated appliances. To the first floor the light and airy landing gives access to three good sized bedrooms and four piece white and chrome family bathroom. Externally the property has an enclosed rear garden, the mature front garden is well stocked with established flora and a large driveway providing off street parking for numerous cars leads to the detached double garage.

GROUND FLOOR

ENTRANCE

HALLWAY

LOUNGE

15'6 x 13'4

SITTING ROOM

18'4 x 11'7

DINING ROOM

9'8 x 9'1

KITCHEN

14'8 x 10'3

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

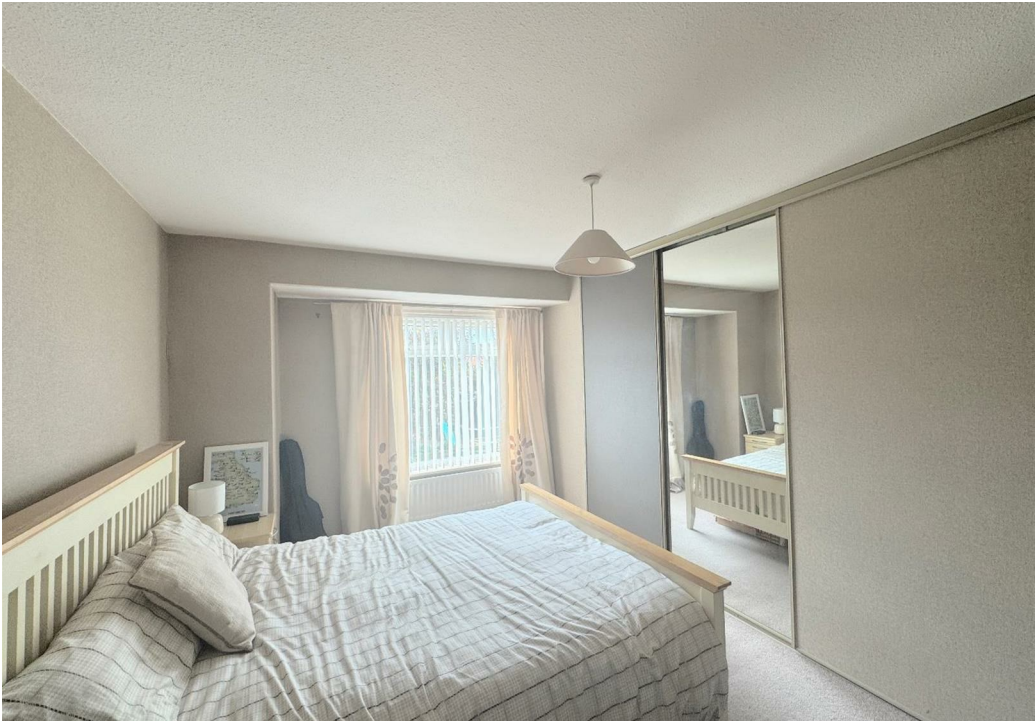
BEDROOM 2 (REAR)

BEDROOM 3 (FRONT)

FAMILY BATHROOM

EXTERNALLY







Approximate Gross Internal Area
1766 sq ft - 164 sq m



Not to Scale. Produced by The Plan Portal 2025
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	57	65
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

