



Beautifully refurbished, this impressive Acklam semi-detached home blends traditional charm with a stunning modern interior and superb family-orientated layout.

Tastefully upgraded and remodelled with a beautifully finished interior, this lovely family home comes with viewing strongly recommended. Benefiting from a substantial 18ft x 10ft brick-built workshop/home gym, solid oak internal doors throughout, gas central heating via a "Baxi DuoTec" combi boiler, and UPVC double glazing throughout.

The accommodation briefly comprises a entrance hall, front lounge, and a separate rear sitting/dining room featuring a cosy multifuel stove, opening into a fabulous extended 18ft x 9ft kitchen with high vaulted ceilings and stylish modern grey wall, base and drawer units. To the first floor are three bedrooms and a luxurious white and chrome modern white suite.

Externally, enclosed front and rear gardens with driveway.

Buttermere Avenue, Middlesbrough, TS5 7BA

3 Bed - House - Semi-Detached

Offers Over £175,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



Buttermere Avenue, Middlesbrough, TS5 7BA

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
11'3 x 10'5 (3.43m x 3.18m)

OPEN PLAN FAMILY / DINING / KITCHEN
FAMILY / DINING : 15'10 x 10'9

KITCHEN : 18'5 x 9'1

FIRST FLOOR

LANDING

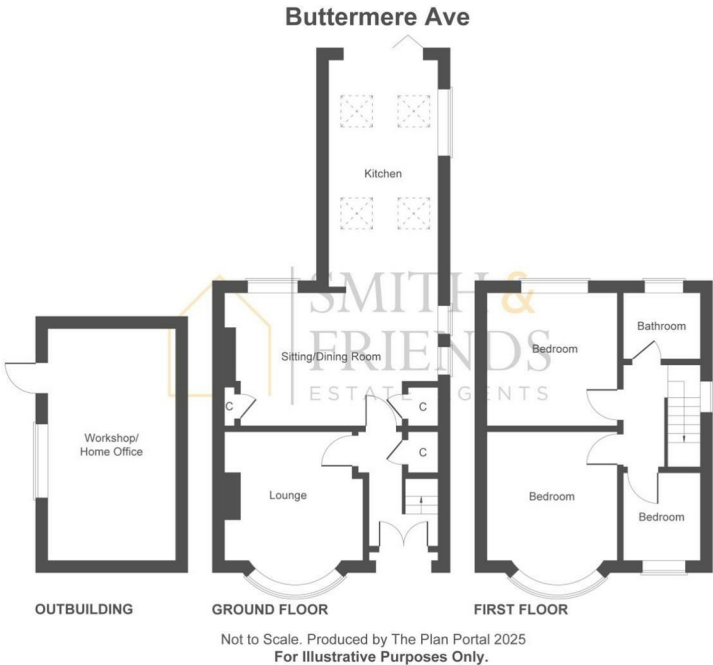
BEDROOM (FRONT)
10'8 x 9'1 (3.25m x 2.77m)

BEDROOM (REAR)
10'8 x 10'5 (3.25m x 3.18m)

BEDROOM (REAR)
7'3 x 6'5 (2.21m x 1.96m)

FAMILY BATHROOM

EXTERNALLY



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, conveyancing and removal 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			
		69	75
England & Wales		EU Directive 2002/91/EC	

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