

SMITH & FRIENDS are delighted to offer to the market this beautiful three bedroom semi detached property situated in Acklam which has been improved over the years by the current owners. The property is perfect for anyone looking to move in especially first time buyers. The modern and deceptively spacious living accommodation briefly comprises; entrance hallway with stairs to the first floor, good size living room, rear dining room and a stunning fully equipped kitchen. To the first floor landing are three bedrooms and an attractive bathroom suite comprising of a three piece suite. Externally to the front of the property is a paved driveway for 2 cars. To the rear of the property is a low maintenance garden which is south facing, perfect for the summer months. Viewings come highly recommended to fully appreciate.

**Ambleside Grove, Middlesbrough, TS5 7DQ**

**3 Bed - House - Semi-Detached**

**£180,000**

**EPC Rating: C**

**Council Tax Band: B**

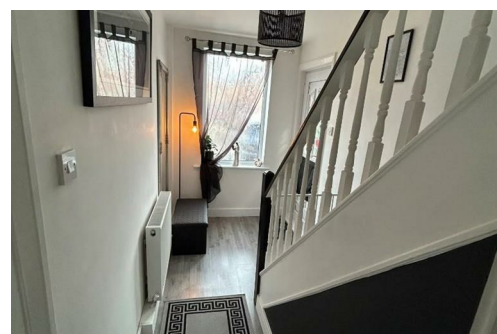
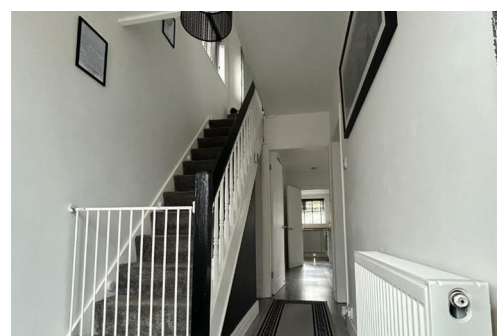
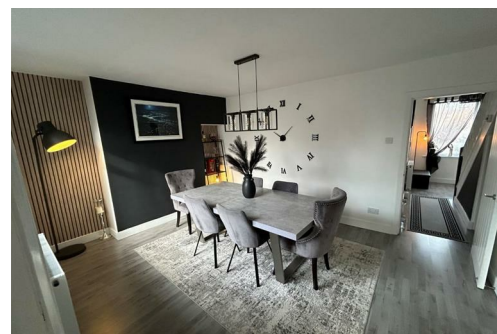
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

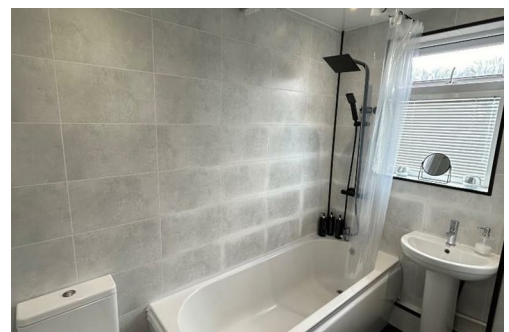


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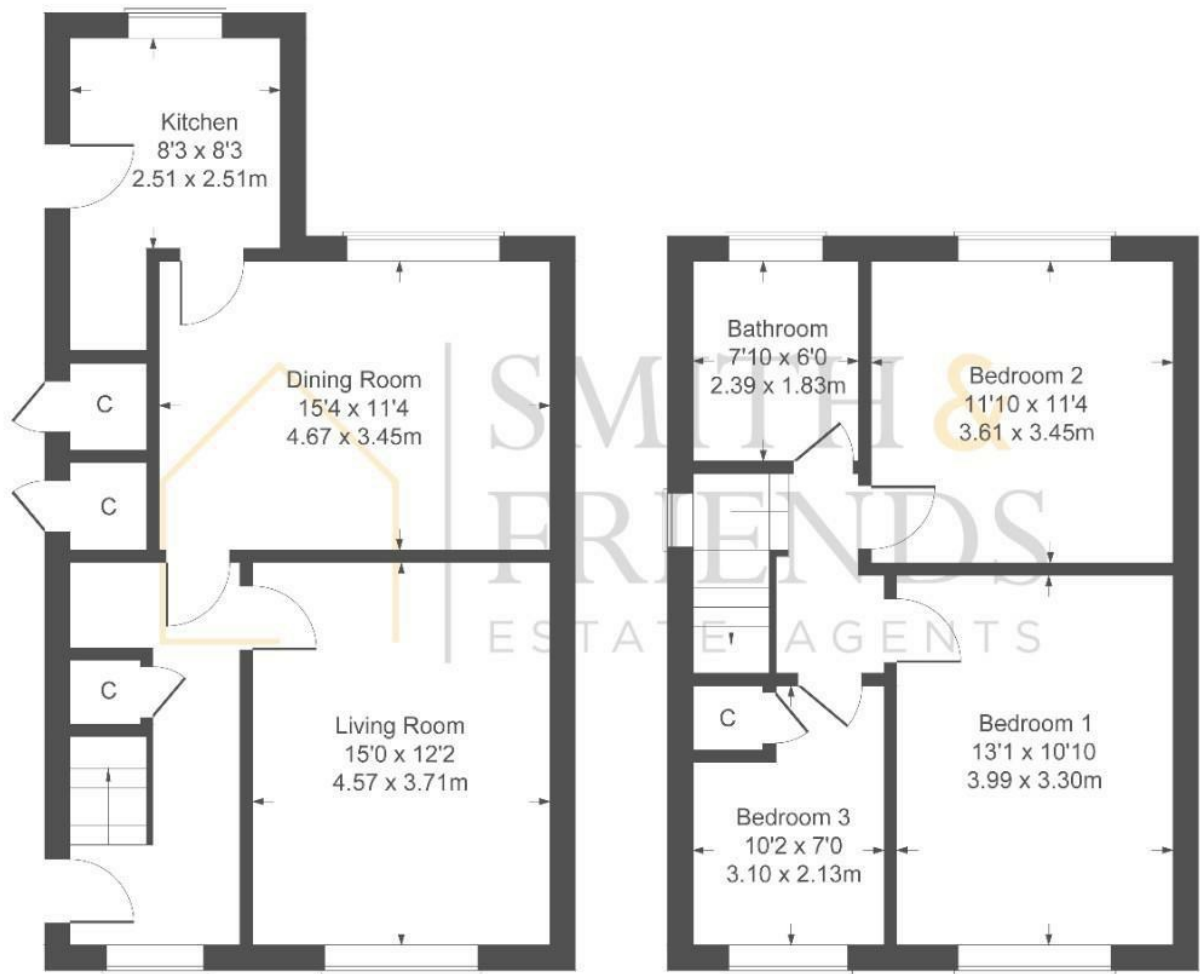
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# Ambleside Grove

Approximate Gross Internal Area  
1083 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

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	72	84
(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	

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