



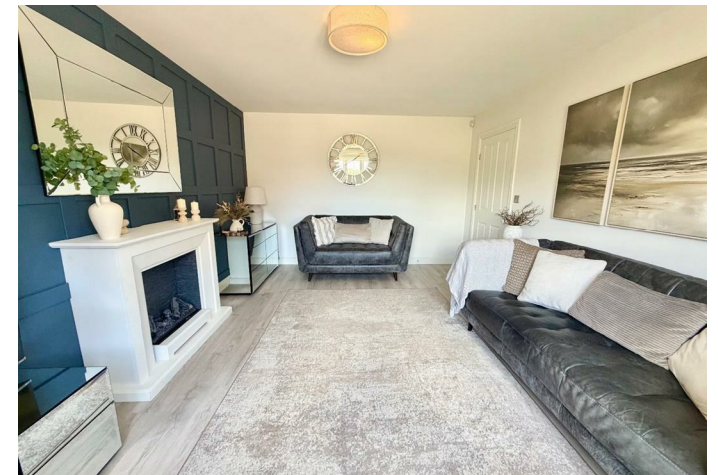
Stein Grove, Acklam, TS5 8DJ
4 Bed - House - Detached
Offers Over £340,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: E

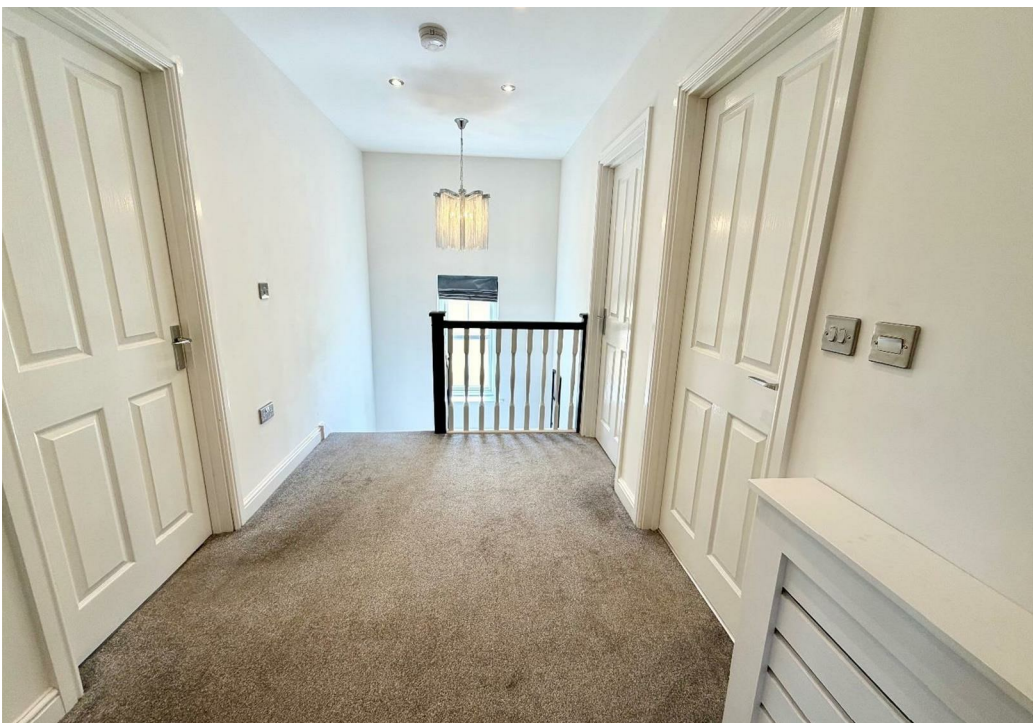


Stein Grove Acklam, Middlesbrough, TS5 8DJ

A beautifully presented four bedroom detached home built by Storey Homes and situated on a sought after plot and within a popular residential area which has access to the A174 and A19 which provides easy commuting to other areas and amenities. This impressive property boasts four spacious bedrooms, making it an ideal family home. The internal layout includes a lengthy hallway, access to a half converted garage which is currently used as a utility room, well-proportioned reception room, a stunning open plan kitchen/family room with access to the garden via the by-folding doors, the perfect space for entertaining guests. The property is designed with comfort and functionality in mind, ensuring that every corner of the home is utilised effectively. With a separate utility and cloaks/WC. this completes the ground floor accommodation. In addition to the 4 bedrooms on the first floor there is a bathroom fitted with a fitted and shower unit and en-suite to the master bedroom. Externally the property has gardens to front and rear. The rear is mainly laid to lawn with a patio area and well stocked borders in planters. To the front is an extensive driveway providing multiple parking spaces and the garage which has been partially converted.

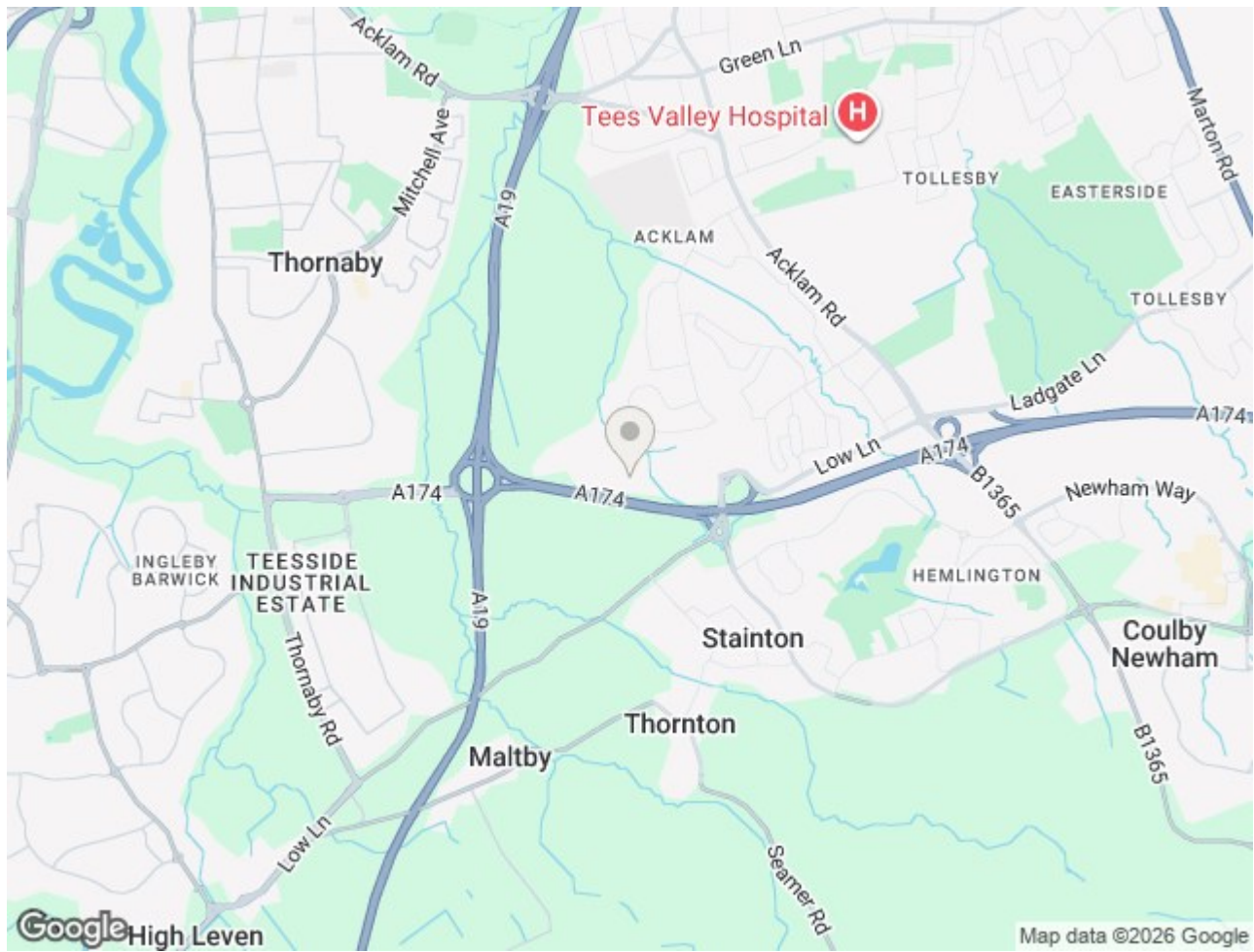








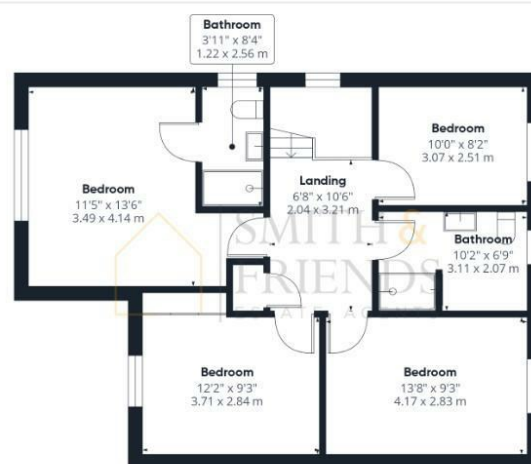




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1334 ft²
123.9 m²

(1) Excluding balconies and terraces

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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