



Situated on the ever-popular Acklam Hall Estate, close to local amenities and well regarded schools this extended and much improved three-bedroom semi-detached home comes with viewing strongly recommended. With its double storey extension, generously proportioned rooms and versatile layout this lovely property will certainly appeal to a variety of potential buyers. The layout briefly comprises of: Entrance porch opening into the hallway, lounge, second reception room, conservatory and dining kitchen. To the first floor there are three bedrooms (master with ensuite) and family bathroom. Externally the enclosed rear garden is mainly laid to lawn with a sunny patio area, the open plan front garden is laid to lawn with a paved driveway leading to the single garage.

**\*\* Seller is open to sensible offers \*\***

**Kirkdale Way, Middlesbrough, TS5 7JS**

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

**Open To Offers £220,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Kirkdale Way, Middlesbrough, TS5 7JS**



**GROUND FLOOR**

**ENTRANCE PORCH**

**HALLWAY**

**LOUNGE**

**13 x 10'11 (3.96m x 3.33m)**

**SECOND RECEPTION ROOM**

**18'3 x 9'11 (5.56m x 3.02m)**

**CONSERVATORY**

**10'3 x 8'7 (3.12m x 2.62m)**

**DINING KITCHEN**

**18'4 x 8'11 (5.59m x 2.72m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 ( REAR)**

**17'9 x 10'9 (5.41m x 3.28m)**

**EN SUITE**

**BEDROOM 2 ( FRONT)**

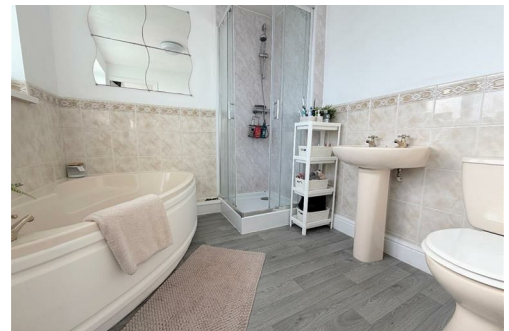
**11'8 x 9'8 (3.56m x 2.95m)**

**BEDROOM 3 ( FRONT)**

**7'10 x 6'10 (2.39m x 2.08m)**

**FAMILY BATHROOM**

**EXTERNALLY**



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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