

Embleton Avenue, Middlesbrough, TS5 7EA
3 Bed - House - Semi-Detached
Offers In The Region Of £250,000

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

SMITH & FRIENDS
ESTATE AGENTS









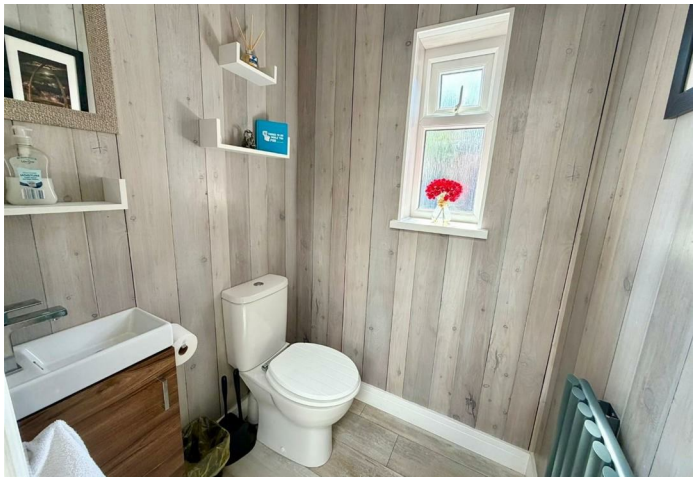
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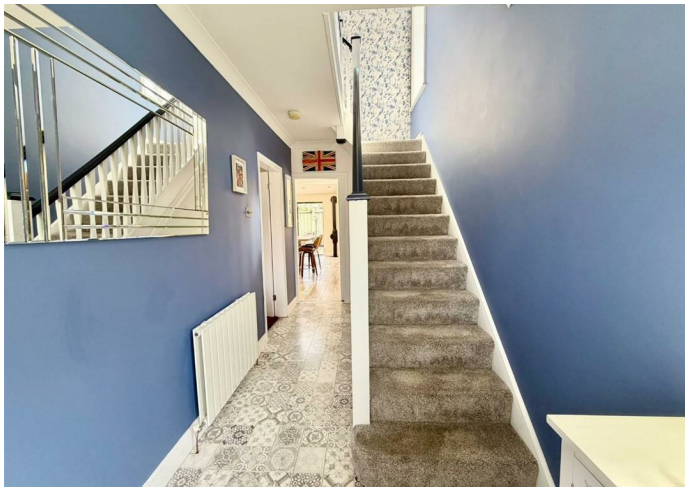
** CHAIN FREE** Smith & Friends are delighted to offer to the market this beautifully presented and extended three bedroom mature semi detached property in a quiet cul-de-sac on Embleton Avenue in Acklam, which presents an excellent opportunity for families and first-time buyers alike. The living accommodation briefly comprises; entrance hallway, living room, impressive open plan kitchen/diner which serves as a perfect gathering space for family and friends with bi-folding doors to the rear, downstairs WC, three first floor bedrooms and a modern shower room. Externally to the front of the property is a paved area with parking to the side leading to the garage. To the rear is a low maintenance garden, which is complete with a decked seating area and astro turf. There is also access to the converted garage and part storage, this would be an ideal to use as a home office/clinic room. Viewings come highly recommended to fully appreciate.

Energy Rating C
















BATHROOM RULES















Approximate total area(1)

1084 ft²

100.7 m²

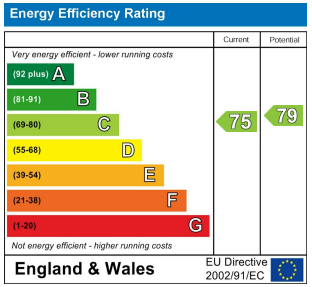
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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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