



SMITH & FRIENDS are delighted to offer to the market this spacious three bedroom semi detached property situated in the ever so popular Acklam area. The accommodation briefly comprises of; entrance hallway, two good size reception rooms and a fitted kitchen with access to the garden. To the first floor landing are three bedrooms and a family bathroom/WC fitted with a white three piece suite. Externally to the front of the property is off street parking. The rear garden is enclosed and mainly laid to lawn with mature borders. The garage is at the rear of the property.

Coniston Grove, Middlesbrough, TS5 7BS

3 Bed - House

Chain Free £157,500

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



Coniston Grove, Middlesbrough, TS5 7BS

- ENTRANCE HALLWAY
- LOUNGE
- DINING AREA
- KITCHEN
- LANDING
- BEDROOM (FRONT)
- BEDROOM (REAR)
- BEDROOM (FRONT)
- FAMILY BATHROOM



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			
England & Wales		61	71
EU Directive 2002/91/EC			

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