



**BUILDERS PART EXCHANGE** A substantially extended 5 bedroom semi detached family home, situated in a cul-de-sac location in Acklam, Middlesbrough. The property internally comprises of entrance hallway door leading to inner hallway, doors to lounge, dining room, kitchen, cloaks/w.c.. In addition there is a utility from the entrance hallway and door leading into garage area. To the first floor the landing splits into 2 areas, the original landing has bedrooms 1, 2 and 5 leading from it along with a bathroom/w.c. and the new landing has bedrooms 3 & 4 along with a shower room/w.c. Externally to the front there is a double width driveway leading to a single garage, part of the garage has been used a useful utility. To the rear there is a good size rear garden. Viewing is highly recommended.

**Wroxton Avenue, Middlesbrough, TS5 7AG**  
**5 Bed - House - Semi-Detached**  
**Offers Over £250,000**  
**EPC Rating: D**  
**Council Tax Band: D**  
**Tenure: Freehold**



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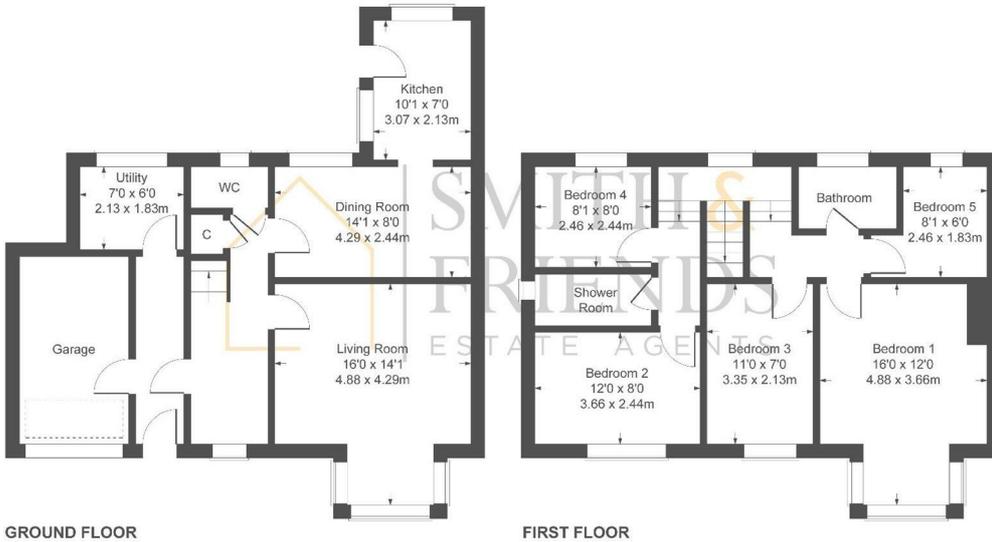


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</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	

## 2 Wroxton Ave

Approximate Gross Internal Area  
1290 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2025  
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these

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