



Acklam Road, Middlesbrough, TS5 5QH
2 Bed - Bungalow - Semi Detached
£260,000

Council Tax Band: B
EPC Rating:
Tenure: Freehold



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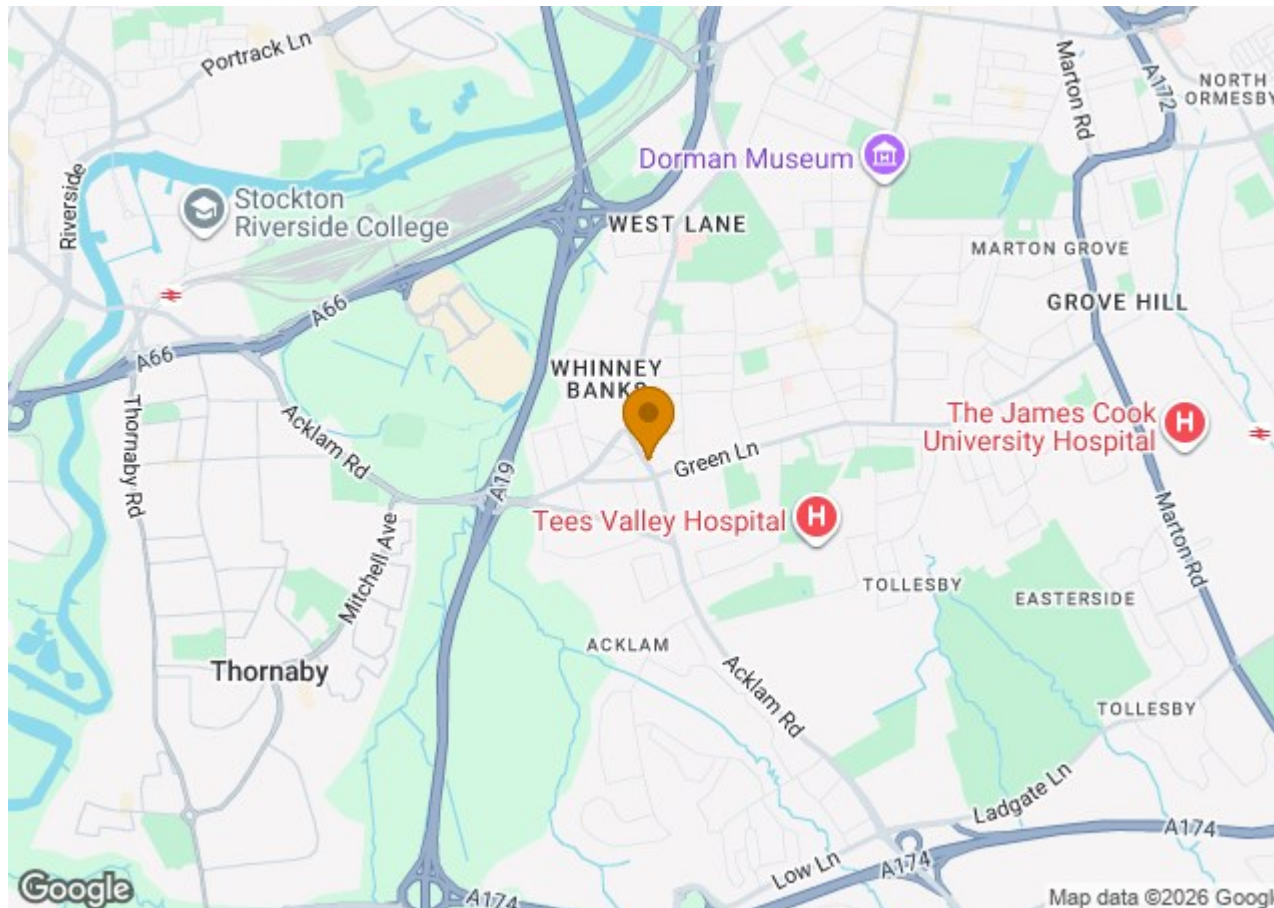
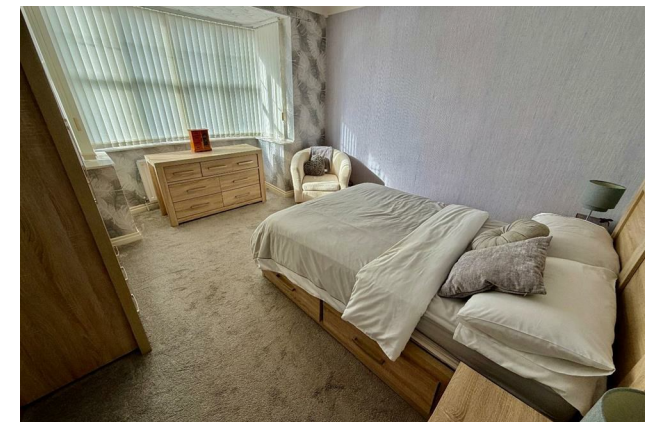


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A rarely available 2 bedroom semi detached bungalow, situated on Acklam Road in Middlesbrough, this delightful bungalow offers a perfect blend of comfort and convenience. With a spacious lounge and separate garden room there is plenty of space for relaxation and entertaining guests. The two well-proportioned bedrooms ensure a restful retreat. The stylish fitted kitchen is a superb feature, as is the 4 piece bathroom suite with separate shower cubicle. In addition the loft which is accessed from the entrance hallway has been boarded and has a velux window to the rear elevation. The property benefits from upvc double glazing and gas central heating via radiators.

Externally there are gardens to the front and rear in addition to a driveway and single garage.

The surrounding neighbourhood is known for its friendly community and accessibility to local amenities and transport routes making it a wonderful place to call home.





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

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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