



IDEAL FOR INVESTORS OR FIRST TIME BUYERS - CAN BE SOLD WITH TENANT IN SITU

A well-presented two-bedroom mid-terraced home, ideally located in a popular part of Acklam, Middlesbrough.

The accommodation briefly comprises entrance porch, spacious lounge/dining room and kitchen to the ground floor. To the first floor are two generous double bedrooms with fitted wardrobes, along with a stylishly re-fitted bathroom.

Further benefits include gas central heating via combi-boiler and uPVC double glazing. Externally, the property enjoys an enclosed lawned garden to the rear and a driveway providing off-street parking and access to the garage.

Perfectly placed close to a range of local amenities including shops, schools and a medical centre.

Brackenthwaite, Middlesbrough, TS5 8UG

2 Bed - House

£120,000

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



Brackenthwaite, Middlesbrough, TS5 8UG

GROUND FLOOR

ENTRANCE PORCH

uPVC DG glass panelled door, door into the lounge.

LOUNGE

19'2 x 11'11 (5.79m'0.61m x 3.35m'3.35m)

uPVC DG window to front, radiator and staircase to first floor landinf

KITCHEN

11'11 x 11'1 (3.35m'3.35m x 3.35m'0.30m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge and freezer.

UPVC DG window and uPVC DG glass panelled door to rear.

FIRST FLOOR

LANDING

Loft access

BEDROOM 1

11'11 x 11'1 (3.35m'3.35m x 3.35m'0.30m)

UPVC DG window to front, built in wardrobe and radiator.

BEDROOM 2

12' x 8'4 (3.66m' x 2.44m'1.22m)

uPVC DG window to rear and radiator

FAMILY BATHROOM

Modern white and chrome suite with panelled bath and shower over, wash hand basin and low level WC. Heated towel rail and extractor fan.

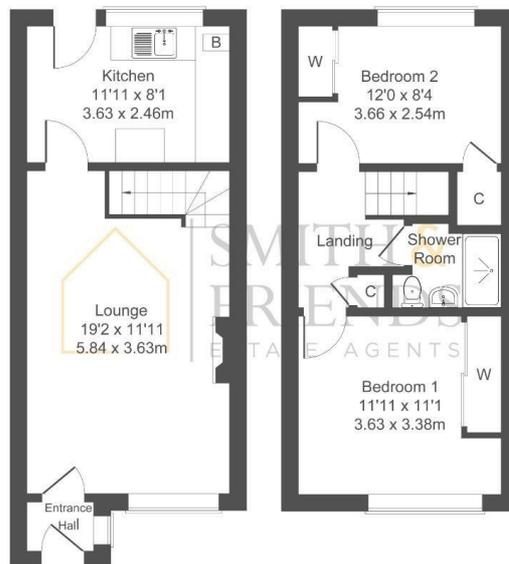
EXTERNALLY

Open plan front garden which is laid to lawn, and enclosed rear garden mainly laid to lawn with gated access . The property also has a single garage.



Brackenthwaite

Approximate Gross Internal Area
675 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk

