



Buttermere Avenue, Middlesbrough, TS5 7BA
4 Bed - House
£200,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



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Smith & Friends are delighted to welcome to the market this beautifully presented semi-detached home, ideally situated in the ever-popular area of Acklam.

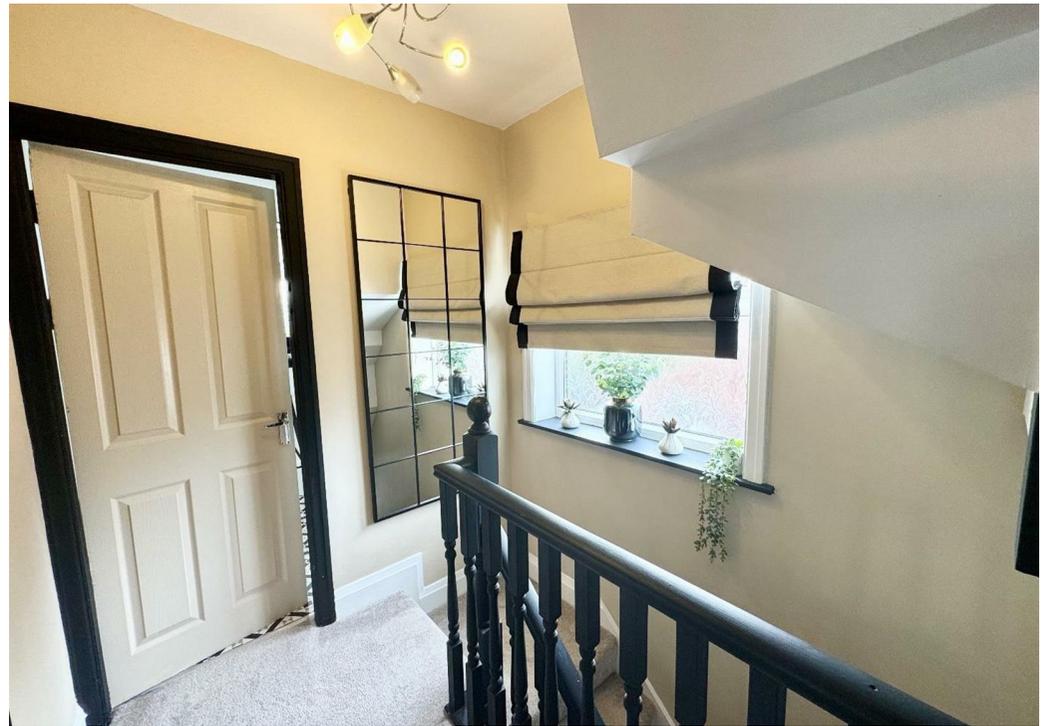
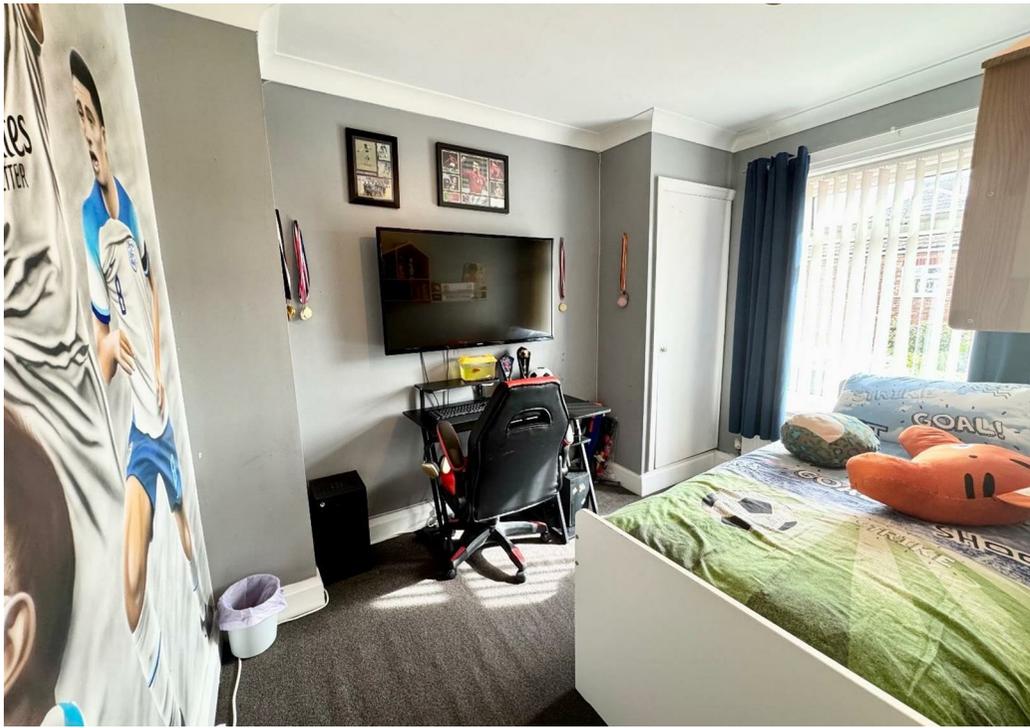
Ready to move straight into, this stylish property has been staged to a high standard throughout, making it an ideal purchase for families seeking comfort, space, and convenience.

The ground floor features a welcoming entrance hallway, two generously sized and separate reception rooms, and a contemporary kitchen/breakfast room designed with modern living in mind.

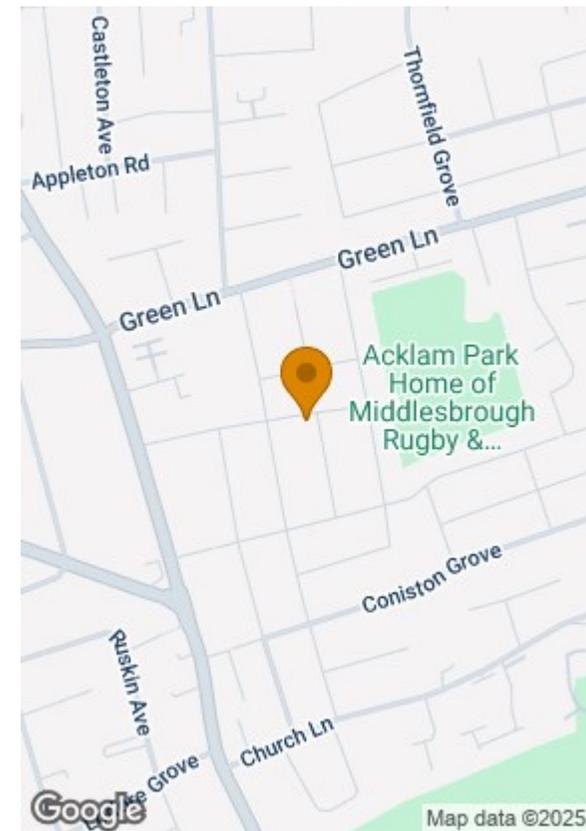
Upstairs, the property offers three well-proportioned bedrooms along with a sleek, on-trend family bathroom. Additionally, there is a converted loft room currently being used as a bedroom, offering extra flexibility for growing families or those in need of a home office.

Externally, the home boasts a fantastic outdoor entertaining area, perfect for social gatherings or quiet evenings. There is also a well-maintained lawn, providing a great space for children to play or for enjoying outdoor relaxation. Excellent location close to schools, shops and local amenities.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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 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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