



SMITH & FRIENDS are delighted to offer to the market this fully refurbished three bedroom semi property situated in Acklam and offered with NO CHAIN INVOLVED. The property benefits from a full refurbishment with main features which include; recently fitted boiler, new flooring & carpets throughout, new internal doors, skirting boards and architraves, fully redecorated throughout, new bathroom suite and new kitchen, double glazed windows and external doors, plastered ceilings and walls and hard wired smoke alarm. The spacious accommodation briefly comprises; entrance porch, living room with stairs to the first floor and a stunning open plan kitchen/diner with feature window, integrated fridge freezer and dishwasher, two height space with plumbing for a washer and dryer along with access to the garden. To the first floor are three bedrooms and a beautiful newly fitted bathroom with stone freestanding bath, freestanding tap and separate new mix bar shower with modern surround. There is also fitted loft access and loft ladder leading to insulated loft. Externally to the front there is a drive providing parking for one car leading to the garage and outdoor lighting. To the rear is an enclosed garden with freshly seeded grass. Viewings come highly recommended to fully appreciate.

Carlbury Avenue, Middlesbrough, TS5 8SY

3 Bed - House - Semi-Detached

Offers Over £199,995

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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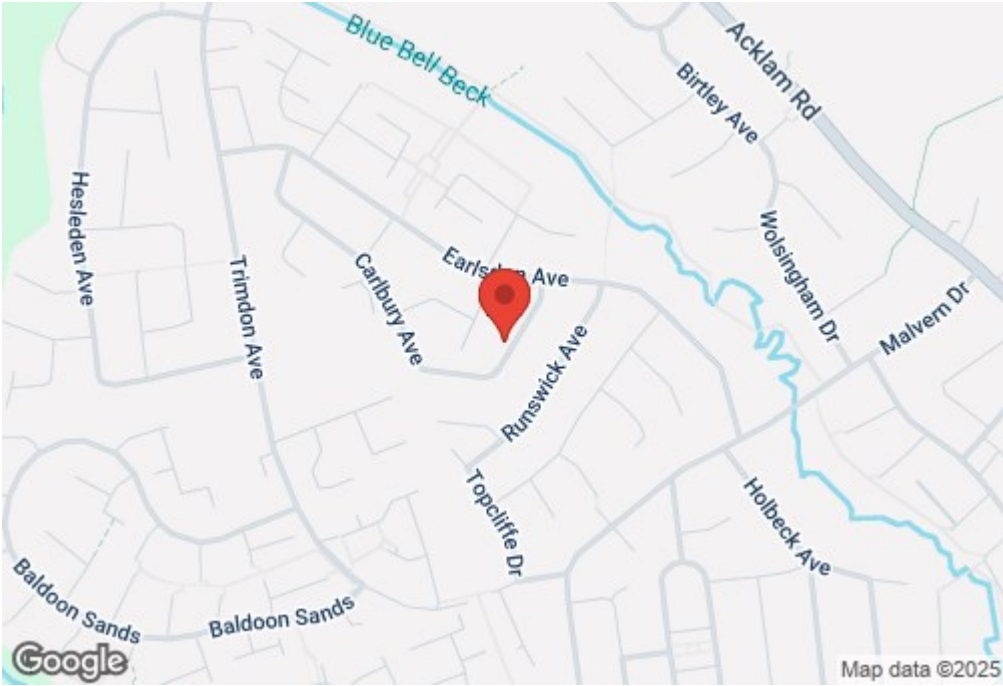


Please note: While every effort has been made to ensure the accuracy of this information, all details should be independently verified.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(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	

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