



Blue Bell Grove, Acklam

£190,000

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This lovely, light filled, roomy bungalow - on such a good sized plot and in a great location - offers scope for you to decorate and enhance to suit your style, whether traditional, contemporary or eclectic. You could just move in or you could complete an upgrade to create a home with spaces designed for the way you live – subject to any necessary consents and regulations. Keen gardeners could transform the spacious front and rear gardens, where there is already a greenhouse in situ. Or you could leave them as low maintenance areas. There is so much scope here.

Entrance Porch

Useful for wet shoes etc and with glazed entrance door, laminate flooring, and door to:

Entrance Hall

A welcoming and spacious hallway with multiple storage cupboards, loft hatch opening to a boarded loft space with Velux window and access to all rooms.

Living Room

A light-filled reception room with a wide bay window overlooking the front garden, central gas flame fire and ceiling coving.

Kitchen

Providing such a good amount of storage and workspace and fitted with a range of wood-effect wall and base units, complemented by granite-effect worktops and part tiled walls. Inset sink with drainer, space for gas cooker, fridge freezer, dishwasher and washing machine. Benefitting from two floor-to-ceiling larder pull-outs and additional storage. Dual aspect windows (rear and side) plus a folding wooden door leading into the:

Garden Room - Enjoying garden views with windows to all sides and a double glazed door opening onto a patio area in the rear garden. This flexible room is such a good addition.





Bedroom One

A generous double with front aspect window, fitted wardrobes with mirror fronted sliding doors, and ceiling coving.

Bedroom Two

Double glazed window overlooking the rear garden, built-in wardrobes with mirror fronted sliding doors, and ceiling coving.

Bathroom

Fully tiled with a three-piece suite comprising panelled bath with overhead shower, pedestal wash hand basin, low level WC, and frosted side aspect window.

Externally

Front Garden

Laid mainly to lawn with a good sized driveway providing ample off-road parking and leading to the garage.

Garage

With electric roller door, power supply, side window, and rear courtesy door to the garden.

Rear Garden

Laid mainly to lawn, this southerly facing garden has a paved seating area, which is accessed from the garden room, a greenhouse and mature trees.





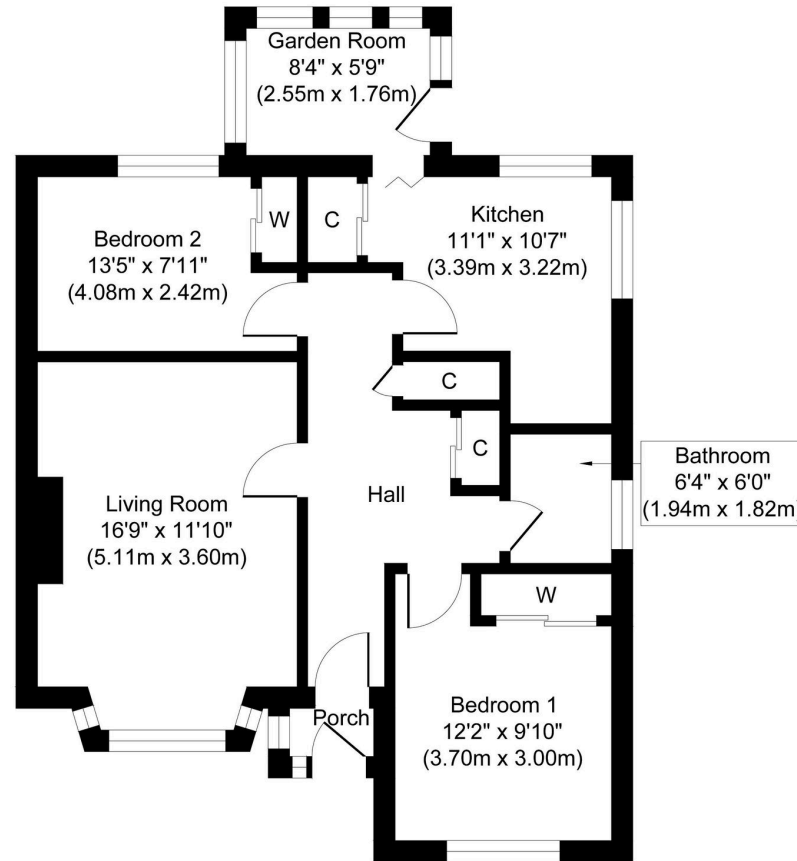
Location and Amenities - Acklam is known for its family friendly atmosphere, excellent amenities and good connectivity. Locally to Blue Bell Grove is a Tesco Express, the dog friendly Blue Bell Hotel and Pub - known for its Sunday lunch carvery, and the Middlesbrough Municipal Golf Centre.

Acklam Hall offers afternoon teas and the Tomahawk restaurant - with menus from breakfast through to dinner. The centre of Middlesbrough is just a short distance away with shops, theatre, museum, eateries and railway station. Also close by is Linthorpe Road - with a range of shops, restaurants, bars and cafes, many of which are independent, and Teesside Park - with shops, eateries, cinema and leisure facilities.

Approximate Distances: Teesside Park 4 miles; Teesside International Airport 11.7 miles; Darlington 15.9 miles; Newcastle 40.7 miles.

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Approximate Floor Area
760 sq. ft
(70.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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