



Kader Farm Road, Middlesbrough TS5 8LJ

welcome to

Kader Farm Road, Middlesbrough

Spacious 4-Bedroom Detached Home | Quiet Acklam Cul-de-Sac | Generous Plot with Double Garage. Tucked away in a quiet cul-de-sac in the sought-after area of Acklam, this impressive four-bedroom detached home offers spacious and versatile living ideal for families.

Entrance Hall

Entered via UPVC double glazed door into hallway, staircase to first floor, understairs storage cupboard, radiator, access to downstairs W/C.

Lounge

19' 5" x 12' 2" (5.92m x 3.71m)

UPVC double glazed window to front, radiator, TV point, telephone point, UPVC double glazed window to rear, coved cornicing to ceiling.

Kitchen

13' 5" x 10' 2" (4.09m x 3.10m)

Range of base and wall units complementary work surfaces, UPVC double glazed window to front, radiator, sink with draining board and mixer tap, four ring gas hob with extractor fan, integral double oven.

Dining Room

13' 1" x 8' 11" (3.99m x 2.72m)

Radiator, aluminium double glazed doors leading to the conservatory, TV point, coving to ceiling.

Conservatory

11' 7" x 11' 10" (3.53m x 3.61m)

UPVC double glazed windows, UPVC double glazed door leading to the rear garden, ceiling fan.

Utility

12' 7" x 8' 6" (3.84m x 2.59m)

UPVC double glazed window to front and side, UPVC double glazed door leading to rear garden, sink with draining board and mixer to, base and wall unit, commentary work surfaces, spotlight to ceiling.

Downstairs W/C

W/C, wash hand basin with mixer tap and under storage, chrome heated towel rail, UPVC double

glazed window to front.

Landing

UPVC double glazed window to rear, void loft access.

Bedroom 1

12' 3" x 10' 3" (3.73m x 3.12m)

UPVC double glazed window to front, radiator, access to ensuite.

Ensuite

W/C, chrome heated towel rail, wash hand basin, single shower cubicle, wall mounted shower, UPVC double glazed window to front.

Bedroom 2

12' 3" x 9' (3.73m x 2.74m)

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

12' x 7' (3.66m x 2.13m)

UPVC double glazed window to rear, radiator.

Bedroom 4

11' 1" x 7' 1" (3.38m x 2.16m)

UPVC double glazed window to rear, radiator, built in wardrobes with mirrored doors.

Bathroom

Heated towel rail, W/C, wash hand basin with mixer tap and under storage, double shower with wall mounted shower, UPVC double glazed window to front.





Externally

Front Garden

Well manicured front garden, driveway to the front leading on to the garage.

Double Garage

UPVC double glazed door to the side, UPVC double glazed window to the side.

Rear Garden

Turfed rear garden, patio seating area, driveway to the rear, double garage.



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Kader Farm Road, Middlesbrough

- GENEROUS PLOT
- MODERN FITTED KITCHEN
- UTILITY
- ENSUITE TO THE MASTER BEDROOM
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£375,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



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