



**Malvern Drive, Middlesbrough TS5 8JF**

**welcome to**

## **Malvern Drive, Middlesbrough**

Modern 3-Bedroom Detached Bungalow - Acklam. This beautifully extended and modernised three-bedroom detached bungalow, located in the sought-after area of Acklam, offers stylish living with generous space both inside and out.

### **Ven**

Entered by UPVC double glazed composite door, staircase to first floor, storage cupboard and central heating radiator.

### **Bedroom One**

10' 10" x 11' 7" ( 3.30m x 3.53m )  
UPVC double glazed window to front, central heating radiator and access to walk in wardrobe.

### **Bedroom Two**

10' 10" x 9' 11" ( 3.30m x 3.02m )  
UPVC double glazed window to front, central heating radiator and currently being used as a lounge.

### **Lounge**

16' 1" x 14' 9" into recess ( 4.90m x 4.50m into recess )  
UPVC double glazed window to rear garden, TV and telephone point, shelving in alcove and Chesney's multi fuel log burner,

### **Bathroom**

WC, wash hand basin with mixer tap and under storage, bath with mixer tap and hand held shower attachment, heated chrome towel rail, walk in shower with rainfall style shower head and UPVC double glazed window to side aspect.

### **Kitchen Diner**

26' 10" x 10' 4" max ( 8.18m x 3.15m max )  
Fitted with a range of wall and base units with stone work surfaces, four cylinder induction hob, sink with draining board with mixer tap, integral electric oven, integral fridge freezer, bi-fold doors leading to rear garden, sky light, central heating radiator.

### **Bedroom Three**

18' 6" max restricted head height x 22' 5" max ( 5.64m max restricted head height x 6.83m max )  
Stairs from hallway, sky light windows to front side and rear and access to en-suite,

### **En-Suite**

WC, wash hand basin with mixer tap, skylight window to side aspect and combi boiler.

### **Externally**

To the front there is a driveway for multiple cars leading to garage. Landscaped turfed rear garden with patio area and range of flowers and shrubs. Indian sandstone patio area with access to the bar. Courtyard to the side consisting of Indian sandstone patio with external electricity points.

### **Bar**

Electricity points and lighting, aluminum bi-fold doors.







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## Malvern Drive, Middlesbrough

- EXTENDED
- OPEN PLAN KITCHEN/DINING AREA
- BI-FOLD DOORS TO THE REAR GARDEN
- MODERN BATHROOM SUITE
- DRIVEWAY LEADING TO THE GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£340,000**



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](http://www.focalagent.com)

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