



**Acklam Road, Middlesbrough TS5 7HB**

***welcome to***

**Acklam Road, Middlesbrough**

Introducing this beautifully presented and impressively spacious four-bedroom semi-detached residence, superbly situated on the ever-popular Acklam Road.





Introducing this beautifully presented and impressively spacious four-bedroom semi-detached residence, superbly situated on the ever-popular Acklam Road. Blending modern living with generous proportions throughout, this exceptional home is ideal for families seeking style, comfort, and convenience. Upon entering, you are welcomed by two expansive reception rooms, perfect for both relaxed family living and formal entertaining. The heart of the home is the modern, beautiful kitchen boasting sleek finishes and ample workspace, seamlessly complementing the property's modern aesthetic. To the rear, a light-filled conservatory extension provides an additional versatile living area, overlooking the private garden and creating a wonderful space for year-round enjoyment. The first floor offers four well-proportioned bedrooms, each bright and inviting, alongside a stylishly updated family bathroom featuring high-quality fixtures and a modern design. Externally, the property continues to impress with a detached garage, a substantial driveway capable of housing 4-5 vehicles, and attractive gardens that enhance the home's overall kerb appeal. Beautifully maintained and thoughtfully improved, this charming home offers exceptional space, contemporary comforts, and an enviable location-an outstanding opportunity not to be missed.

## Entrance Hall

### Reception Room 1

14' 1" incl bay x 11' 1" into alcove ( 4.29m incl bay x 3.38m into alcove )

### Downstairs W/C

### Dining Room

11' into alcove x 12' ( 3.35m into alcove x 3.66m )

### Snug

13' x 11' ( 3.96m x 3.35m )

### Kitchen

8' x 20' ( 2.44m x 6.10m )

### Conservatory

19' x 12' 1" ( 5.79m x 3.68m )

### Landing

### Bedroom 1

15' into bay x 9' 1" excl built in storage cupboard ( 4.57m into bay x 2.77m excl built in storage cupboard )

### Bedroom 2

12' 1" x 11' ( 3.68m x 3.35m )

### Bedroom 3

13' x 8' 1" ( 3.96m x 2.46m )

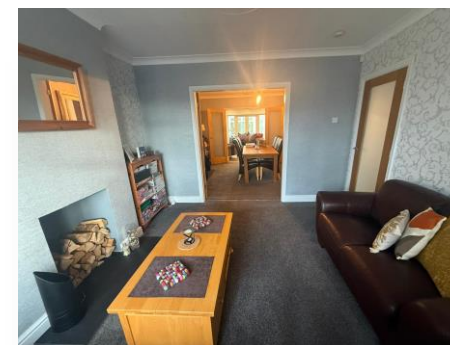
### Bedroom 4

8' 1" x 8' ( 2.46m x 2.44m )

### Family Bathroom

### Externally

### Front Garden



***view this property online*** [mannersandharrison.co.uk/Property/MAR111611](https://mannersandharrison.co.uk/Property/MAR111611)



## welcome to Acklam Road

- CONSERVATORY
- OPEN-PLAN KITCHEN
- WELL PROPORTIONED BEDROOMS
- LARGE DRIVEWAY
- FRONT & REAR GARDEN

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

# £340,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [mannersandharrison.co.uk/Property/MAR111611](https://mannersandharrison.co.uk/Property/MAR111611)



Property Ref:  
MAR111611 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**manners & harrison**



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](https://mannersandharrison.co.uk)**