







\*\*CHAIN FREE\*\*MUCH IMPROVED\*\*POPULAR AREA\*\* GENEROUS ROOM SIZES\*\*WELL PRESENTED\*\*

THIS PROPERTY MUST BE VIEWED IN ORDER TO APPRECIATE ITS QUALITY AND OPTIONS. Located on a desirable area of Acklam Road and close to excellent transport infrastructure and 'Ofsted' rated schools, this family home briefly comprises: Entrance, hallway, lounge, sitting room, separate dining room and kitchen with an extensive range of wall, base and drawer units including integrated appliances. To the first floor the light and airy landing gives access to three good sized bedrooms and four piece white and chrome family bathroom. Externally the property has an enclosed rear garden, the mature front garden is well stocked with established flora and a large driveway providing off street parking for numerous cars leads to the detached double garage.

Acklam Road, Middlesbrough, TS5 8BE 3 Bedroom - House O.I.R.O £360,000 EPC Rating: Tenure: Freehold

Council Tax Band: D



## Acklam Road, Middlesbrough, TS5 8BE

## **GROUND FLOOR**

**ENTRANCE** 

**HALLWAY** 

LOUNGE 15'6 x 13'4 (4.72m x 4.06m)

SITTING ROOM 18'4 x 11'7 (5.59m x 3.53m)

DINING ROOM 9'8 x 9'1 (2.95m x 2.77m)

KITCHEN 14'8 x 10'3 (4.47m x 3.12m)

**FIRST FLOOR** 

**LANDING** 

BEDROOM 1 (FRONT)

BEDROOM 2 (REAR)

BEDROOM 3 (FRONT)

**FAMILY BATHROOM** 

**EXTERNALLY** 

































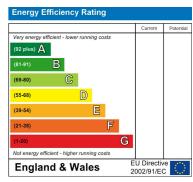
## Acklam Road, Middlesbrough, TS5 8BE

Approximate Gross Internal Area 1766 sq ft - 164 sq m



Not to Scale. Produced by The Plan Portal 2025 For Illustrative Purposes Only.

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. We 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.



26 Stokesley Road, Marton, Middlesbrough, TS7 8DX 01642 313666 middlesbrough@smith-and-friends.co.uk

