

# CLARKE | MUNRO

ESTATE AGENTS

604 Acklam Road, Acklam, Middlesbrough, TS5 8BJ



Price: £325,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- Four Double Bedrooms, Master with Ensuite
- Situated on the Highly Desirable Acklam Road
- Detached with Front, Side, and Rear gardens
- Double Driveway
- Modern Kitchen with some Integral Appliances
- Conservatory



## Property Description:

Clarke Munro are excited to offer a rare opportunity to purchase this beautifully presented 4 bedroom detached property on the highly sought after Acklam Road. Finished to a high specification throughout, this spacious home comprises of Entrance hall with cloakroom w/c and access to the garage and rear garden, opening into inner hallway with lounge, kitchen with some integral appliances, dining/sitting room and conservatory. The first floor has 4 bedrooms, master with en-suite shower room and family bathroom. Externally, double driveway leading to single garage and enclosed gardens to the front side and rear. Only upon internal inspection will this property be fully appreciated.



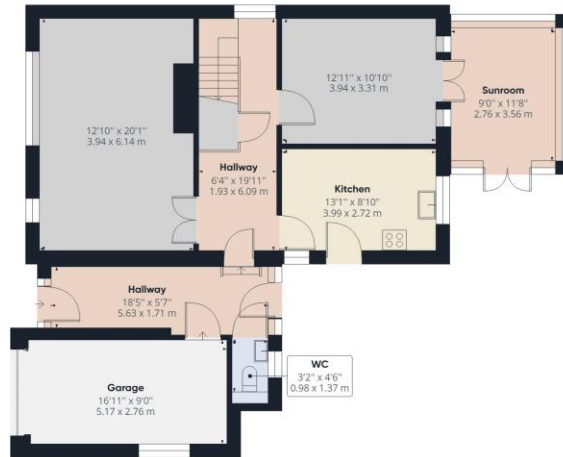
# 604 Acklam Road, Acklam, Middlesbrough, TS5 8BJ

TO VIEW: Tel: **01642 245796**

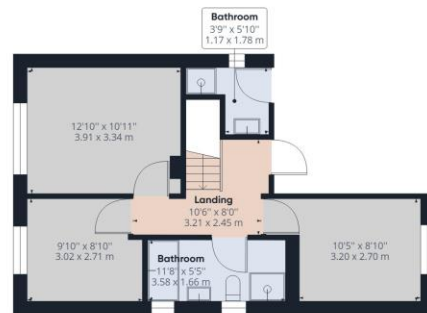
75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

**CLARKE | MUNRO**  
ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1530.28 ft<sup>2</sup>  
142.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

# 604 Acklam Road, Acklam, Middlesbrough, TS5 8BJ

## Hallway

Double glazed entrance door, tile effect flooring, double glazed door to rear, panelled walls, radiator, door to garage.

## Garage

Single garage with up/over door, light & power, central heating boiler.

## Cloak room w/c

Close coupled w/c, wall mounted wash hand basin in vanity unit, tiled walls, tiled flooring, double glazed window to rear.

## Main Hallway

Laminate flooring, wall panelling, doors off to all ground floor rooms, staircase to first floor, storage cupboard, radiator.

## Lounge

Two double glazed windows to front, radiator, wall mounted electric fire.

## Dining Room

Double glazed window to rear, laminate flooring, radiator, double glazed patio doors to conservatory.

## Conservatory

Tiled flooring, windows to front, side & rear, French doors to rear garden.

## Kitchen

Matching white high gloss wall & base units, laminate roll top work surfaces, stainless steel sink unit & drainer with chrome mixer tap, integrated electric oven & gas hob, stainless steel splashback, extractor hood, tiled splashbacks, integrated fridge freezer.

## First Floor Landing

Wall panelling.

## Master Bedroom

Double glazed window to rear, door to en suite.

## En Suite

Built in shower, wall mounted sink unit with vanity cupboard beneath, shaver point, tiled walls & flooring, double glazed window to side.

## Bedroom 2

Double glazed window to front, radiator, wardrobes.

## Bedroom 3

Double glazed window to rear, radiator.

## Bedroom 4

Double glazed window to front, radiator.

**Family Bathroom w/c**

Four piece suite comprising; panelled bath with chrome taps & shower over, wall hung sink unit with vanity unit below, close coupled w/c, corner shower enclosure with built in storage, tiled flooring, tiled walls, ceiling spotlights, wall mounted column radiator.

**Externally**

To the front of the property is a lawned area, walled gated gardens with two driveways, established with shrubs & trees & hedges. Rear garden mainly laid to lawn, patio area, borders, shrubs & trees

604 Acklam Road, Acklam, Middlesbrough, TS5 8BJ



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details