

# CLARKE | MUNRO

ESTATE AGENTS

38 Acorn Drive, Acklam, Middlesbrough, TS5 8BF



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Price: £205,000



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

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## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- POPULAR ACKLAM AREA
- ENSUITE TO MASTER BEDROOM
- USEFUL UTILITY ROOM
- GENEROUS REAR GARDEN LAID TO LAWN
- OFF STREET PARKING AND SINGLE GARAGE

## Property Description:

Clarke Munro would like to welcome to the market this spacious family home in the ever popular Acklam area. To be offered with no onward chain, this property benefits from a good sized rear garden, useful utility room and cloakroom w/c. This development is also close to all local amenities including shops, schools and bus routes. Internally the property briefly comprises of welcoming entrance hall with cloakroom w/c which leads to the lounge and dining kitchen, the kitchen is fitted with a range of modern wall and base units with built in cooker and space for other appliances, French doors lead out onto the rear garden. The utility room also has matching units. The first floor has three double bedrooms, the master boasting an ensuite shower room. The family bathroom has a white 3 piece suite. Externally there are gardens to the front and rear, mainly laid to lawn with patio area, Driveway leading to single garage. This property must be viewed to appreciate it fully.



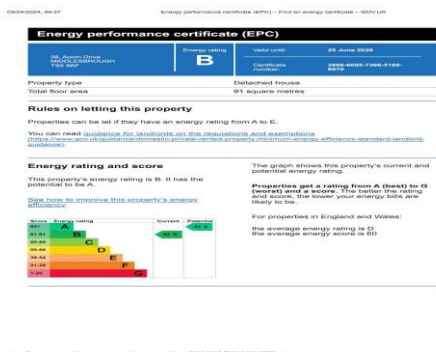
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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## 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.

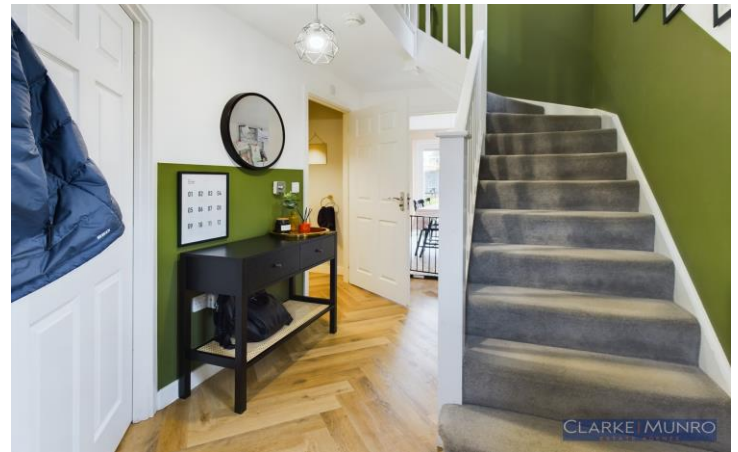
## Our Services:

- 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.

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