

CLARKE | MUNRO

ESTATE AGENTS

53 Ruskin Avenue, Acklam, Middlesbrough, TS5 8PG



Price: £219,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- WELL MAINTAINED THROUGHOUT BY THE CURRENT OWNERS
- CLOSE TO LOCAL SCHOOLS / AMENITIES
- NO ONWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING



Property Description:

Clarke Munro welcome to the market this wonderful four bedroom semi detached family home, perfectly suited to a growing family and situated in a great area of Acklam. With benefits such as gas central heating and double glazing, driveway for multiple cars leading to an extended garage. The property is located close to schools and amenities and is to be sold with NO FORWARD CHAIN. Briefly comprising of: entrance hallway, lounge/living room, dining room, kitchen, WC and laundry room. To the first floor there are four good sized bedrooms and a family bathroom. Externally to the rear there is a well maintained garden with lawn and patio area. The front has a lawned area with a concrete driveway leading to the brick built detached garage with up and over door, power and lighting,



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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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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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Entrance Hall

UPVC double glazed entrance door with UPVC double glazed side panels, UPVC double glazed window to side, radiator, understairs cloak cupboard, understairs meter cupboard, staircase to first floor.

Lounge

Double glazed bay window to front, radiator, wooden fire surround with marble inset & hearth and gas fire.

Rear Dining Room

Double glazed window to rear, radiator.

Kitchen

With range of wooden wall & base units, roll top laminate work surfaces, stainless steel sink unit with mixer tap over, spaces for appliances, part tiled walls, UPVC double glazed windows to side, radiator.

Rear Lobby / Laundry Room

Plumbing for washing machine, double glazed window to rear.

Ground Floor W/c

Close coupled w/c, tiled flooring, tiled walls, wall hung wash hand basin, double glazed window to side.

First Floor Landing

Double glazed window to side.

Master Bedroom

Double glazed bay window to front, radiator, built in wardrobes with mirrored sliding doors.

Bedroom 2

Double glazed window to rear, built in wardrobes & dressing table, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising; white panelled bath with gold taps, folding glass shower screen, electric shower, pedestal wash hand basin, close coupled w/c, tiled walls, tiled flooring, extractor fan, double glazed window to side, radiator.

Externally

Concrete driveway to front provides space for multiple cars, walled & lawned front garden. Rear garden mainly laid to lawn with paved & path area, planted borders with shrubs & trees, being very well kept and enclosed by fencing. There is an extended detached garage with light & power with windows onto garden and access door leads to garden and up/over door to front.

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