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ESTATE AGENTS

558 Acklam Road, Middlesbrough, TS5 8BE



Price: £239,995



01642 245 796
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Key Features:

- 3 bedroom semi-detached house
- Lounge, dining room & breakfast room
- Breakfast room & kitchen with quartz worktops and various integrated appliances
- Block paved driveway
- 2 detached garages
- Generous rear garden



Property Description:

Situated on the highly sought after Acklam Road is this simply stunning and greatly improved traditional 3 bedroom bay fronted semi which has been finished to the highest of standards throughout. Internally comprising: entrance hall, lounge with working open fire, rear dining room also with working open fire and french doors out to patio, w/c, breakfast room with solid quartz tops which continue into the kitchen (installed in the last 2 years) with a smart range of hi-gloss units with various integrated appliances including frost free fridge freezer, cooker, and dishwasher, 3 good sized bedrooms (master with fitted wardrobes) and family bathroom with white 4 piece suite including double ended bath and boarded loft with carpets, electrics, Velux window and pull down ladder (previously used as office). Further benefits include Combi boiler (4/5 year old with warranty & serviced annually), block paved driveway providing ample off road parking for multiple cars, overlooking the avenue of trees to the front and the lawns have been treated regularly by "green thumb". To the rear of the property are 2 detached garages and an impressive and rather generous rear garden, well established with planted borders, patio and lawn areas. Early viewing is advised to avoid disappointment.



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TO VIEW: Tel: **01642 245796**

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TOTAL APPROX. FLOOR AREA 1510 SQ.FT. (140.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro C2020

Energy Performance Certificate HM Government

558, Acklam Road, MIDDLESBROUGH, TS5 8BE
 Date of assessment: 12 February 2020
 Date of certificate: 12 February 2020
 Use this document to: Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of heating (over 3 years)	Estimated energy costs of heating (over 3 years)
£ 4,371	£ 744

Over 3 years you could save **£ 744**

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting: £ 480 over 3 years	£ 351 over 3 years	£ 129 over 3 years
Heating: £ 3,892 over 3 years	£ 3,138 over 3 years	£ 754 over 3 years
Hot Water: £ 280 over 3 years	£ 186 over 3 years	£ 94 over 3 years
Total: £ 4,371	£ 3,675	£ 696

These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on average use. The energy cost shown for heating is based on average use for central heating.

Energy Efficiency Rating

The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 8. The average energy efficiency rating for a property in England and Wales is Band E2 (rating 69). The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1. Fit a hot air blowing ceiling fan	£ 200 - £ 1,000	£ 14
2. Install an external wall insulation	£1,000 - £15,000	£ 172
3. Floor insulation (groundwater floor)	£ 600 - £ 1,200	£ 57

See page 8 for a full list of recommendations for this property.
 Full transcript 0800 443822. The Energy Data Unit is available for more information on energy performance certificates. © 2020

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- Free, no obligation sales valuations
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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.



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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