

CLARKE | MUNRO

ESTATE AGENTS

23 Rushleigh Avenue, Acklam, Middlesbrough, TS5



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Price: £260,000



01642 245 796
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Key Features:

- EXTENDED 4 BEDROOM SEMI DETACHED PROPERTY
- POPULAR TS5 LOCATION - CULDESAC POSITION
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN AND SHOWER ROOM
- DRIVEWAY WITH SPACE FOR MULTIPLE CARS



Property Description:

Clarke Munro welcome to the market this beautifully presented, extended semi-detached house which is positioned in a quiet cul de sac location. Sitting on a south facing plot, this spacious family home comprises entrance hall, front lounge, rear sitting/dining room, conservatory and 18ft breakfast kitchen with modern Shaker style units, breakfast bar and built-in appliances. The first floor has four bedrooms (three double and one large single), some with built in wardrobes, and shower room with a modern white suite. Externally well maintained enclosed gardens to the front and rear. Other features include a detached garage with an electric remote controlled door, driveway for multiple cars, UPVC double glazed window and central heating with a 'Worcester' combi boiler and access to the loft via a ladder - ideal for extra storage.



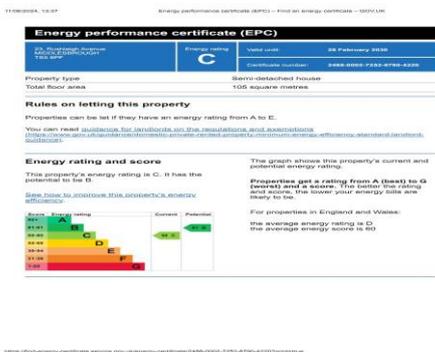
TO VIEW: Tel: **01642 245796**

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 Clarke 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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