

CLARKE | MUNRO

ESTATE AGENTS

23 Rushleigh Avenue, Acklam, Middlesbrough, TS5



Price: Offers in Excess
of £240,000



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.



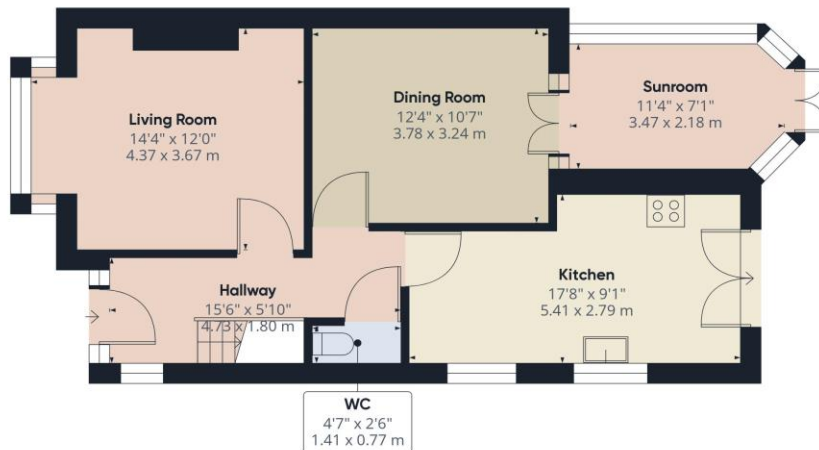
23 Rushleigh Avenue, Acklam, Middlesbrough, TS5 8PF

TO VIEW: Tel: **01642 245796**

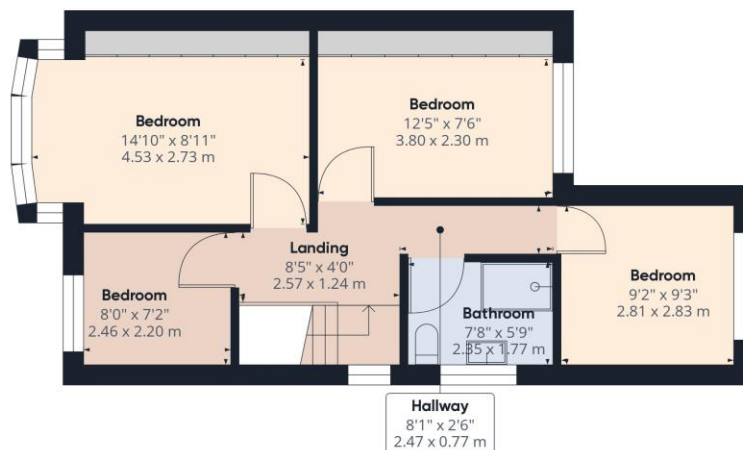
75-77 Borough Road, Middlesbrough, TS1 3AA

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Ground Floor



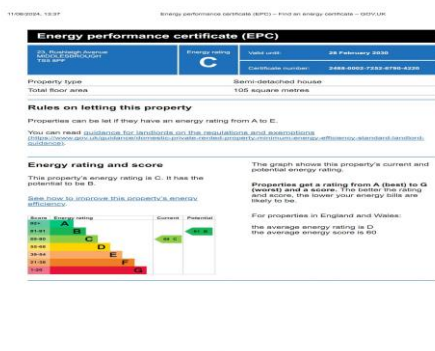
Floor 1

Approximate total area⁽¹⁾
1165.31 ft²
108.26 m²

(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.

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