

CLARKE | MUNRO

ESTATE AGENTS

421 Acklam Road, Middlesbrough, TS5 7HB



Price: £320,000



01642 245 796
visit clarkemunro.com for details



Key Features:

- CHARMING THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT WITH CHARM, CHARACTER & STYLE
- FRONT LIVING ROOM, REAR LIVING ROOM & DINING ROOM
- IMPOSING GENEROUS HALLWAY WITH A MAGNIFICENT OAK DOOR
- OCCUPYING A GENEROUS PLOT
- BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING FOR NUMEROUS CARS

Property Description:

Clarke Munro are delighted to bring to the market this beautiful three bedroom semi detached family home set upon a wonderful plot amongst the attractive surroundings of 'Tree lined' Acklam road, a home that is likely to attract interest from a number of potential purchasers. This property is a superb family home that has had numerous improvements bestowed upon it that bring together the best of the old and the convenience of the new. On entering the home, via the magnificent Oak door, you are greeted with an imposing, spacious hall that sets the standard for the remainder of this excellent family home. You are then spoiled by three good sized reception rooms, a lounge to the front with a wonderful walk in bay window, a rear reception room with french doors leading out to the rear garden and a dining room with another walk in bay window to the side aspect. To finish off the ground floor is an impressive fitted kitchen. The first floor is approached via a return staircase with a timber banister rail that sweeps up to the landing area leading onto three good sized bedrooms, a bathroom with shower & bath and a separate w/c. Externally, again you are spoiled for space. Extensive frontage and drive that has the added advantage of a good amount of privacy set back from Acklam Road itself providing off road parking for numerous cars. The driveway stretches along the side of the home leading up to the detached garage. To the rear is a wonderful, private garden with block paved patio area, lawned garden and well stocked borders.

421 Acklam Road, Middlesbrough, TS5 7HB

TO VIEW: Tel: **01642 245796**

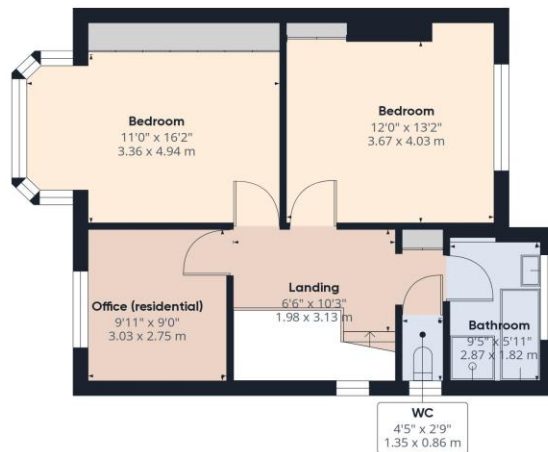
75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

CLARKE | MUNRO
ESTATE AGENTS



Ground Floor



Floor 1

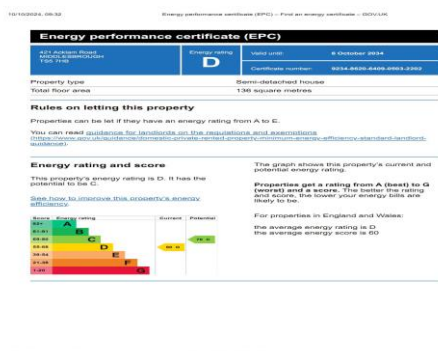
Approximate total area⁽¹⁾
1464.32 ft²
136.04 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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.

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.



421 Acklam Road, Middlesbrough, TS5 7HB



01642 245 796
visit clarkemunro.com for details