

# CLARKE | MUNRO

ESTATE AGENTS

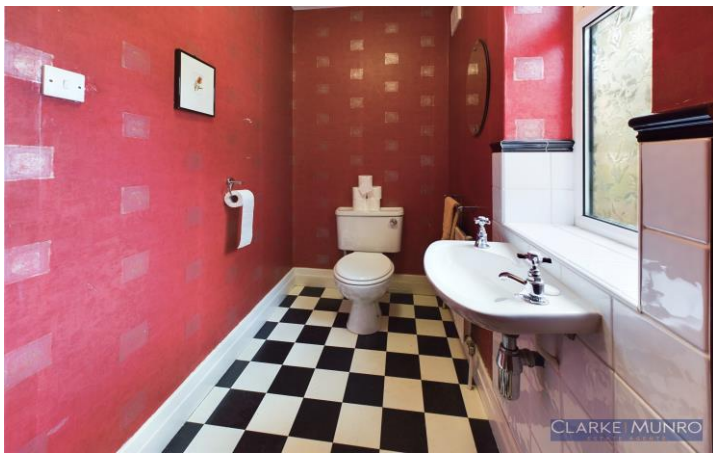
367 Acklam Road, Middlesbrough, TS5 7HA



Price: £399,995



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- NO ONWARD CHAIN
- 1846 SQUARE FEET OF LIVING SPACE INTERNALLY
- FOUR BEDROOM DETACHED HOUSE ON AN EXTREMELY GENEROUS PLOT
- THREE RECEPTION ROOMS, GROUND FLOOR WC, GROUND FLOOR SHOWER, GENEROUS SIZED KITCHEN
- TWO GARAGES & GOOD SIZED DRIVEWAY PROVIDING OFF ROAD PARKING FOR NUMEROUS VEHICLES
- COUNCIL TAX BAND F
- FREEHOLD

## Property Description:

Clarke Munro are delighted to bring to the market this extremely spacious four bedroom detached family home located on the ever popular Acklam Road. Acklam Road is lined with an eclectic mix of good-looking semi-detached and detached houses, all with wonderfully deep front gardens and plenty of all important car parking space. Occupying a huge plot, this home has all the benefits of space inside & out. This detached home spans 1846 square feet over two floors perfect for families and those needing the extra space. The ground floor boasts a generous layout briefly comprising a wide and welcoming entrance hall with a handy downstairs toilet, front lounge with deep bay window overlooking the beautiful front garden, two other reception rooms to the rear aspect, good sized fitted kitchen with plenty of storage including a small pantry cupboard, further hallway accessing a walk in shower. Leading to the first floor via a u shaped staircase you have four well proportioned bedrooms and a spacious family bathroom. Externally we really are lost for words. To the front you are met with a wonderfully deep front garden with meticulously kept lawn, attractive border planted with a variety of flowering and herbaceous shrubs and a variety of ornamental trees, a long driveway providing off road parking for numerous vehicles leading up to a garage. The driveway also sweeps across the front of the property where you have another garage and side access to the rear. To the rear is another great sized garden with established borders and trees. Families really are spoilt for choice with this location. Good schooling, Acklam shops, Acklam Hall and a multitude of other really useful facilities are also close by. The floorplan offers flexibility, allowing rooms to be transformed to suit individual needs, whether that be a home office, gym or playroom. Come envision your new beginning while it's still available.

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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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**Ground Floor**

**Floor 1**

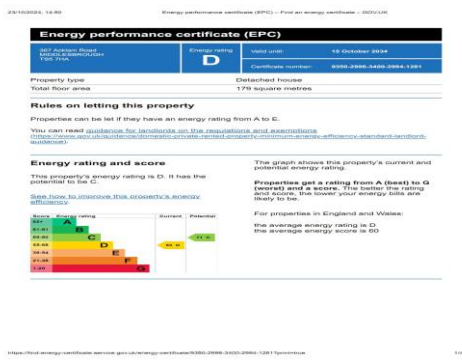
Approximate total area<sup>(1)</sup>  
1833.43 ft<sup>2</sup>  
170.33 m<sup>2</sup>

(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.

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