



**Acklam Road, Middlesbrough TS5 4EF**

**welcome to**

## **Acklam Road, Middlesbrough**

Beautiful 3/4 Bedroom Detached Bungalow on Acklam Road

Located in this sought-after area of Acklam, this impressive 3/4 bedroom detached bungalow offers spacious and versatile living throughout.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Enter through wooden single glazed door into hallway, void loft access, radiator, picture rails.

### **Bathroom**

Heated chrome towel rail, toilet, wash hand basin with mixer tap, double shower cubicle with wall mounted shower.

### **Lounge**

22' 6" x 13' 7" into bay ( 6.86m x 4.14m into bay )  
Timber double glazed bay window to side, aluminium sliding door leading to conservatory.

### **Bedroom 1**

13' 7" into bay x 9' 1" incl wardrobes ( 4.14m into bay x 2.77m incl wardrobes )  
Wooden double glazed bay window to front, radiator, fitted wardrobes.

### **Bedroom 2**

11' x 14' 5" into bay excl recess ( 3.35m x 4.39m into bay excl recess )  
Wooden double glazed timber bay window to front, radiator.

### **Bedroom 3**

11' 10" x 5' 10" ( 3.61m x 1.78m )  
Timber double glazed window to side, radiator.

### **Bedroom 4**

8' 10" incl door recess x 9' 10" ( 2.69m incl door recess x 3.00m )  
Wooden double glazed window to front and rear, fitted wardrobes, radiator..







### **Conservatory**

12' 11" x 11' 3" ( 3.94m x 3.43m )

UPVC construction with UPVC double glazed door leading to rear.

### **Kitchen**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Range of base and wall units with complementary work surfaces, sink with draining board and mixer tap, plumbing for washing machine, recess for cooker, wooden double glazed door leading to side aspect, wooden double glazed window to rear, recess for under counter appliances.

### **Externally**

#### **Rear Garden**

Well manicured rear garden with a turfed section, patio seating area, enclosed by timber fencing, hedges and trees.

#### **Front Garden**

Well maintained front garden with driveway leading to garage.



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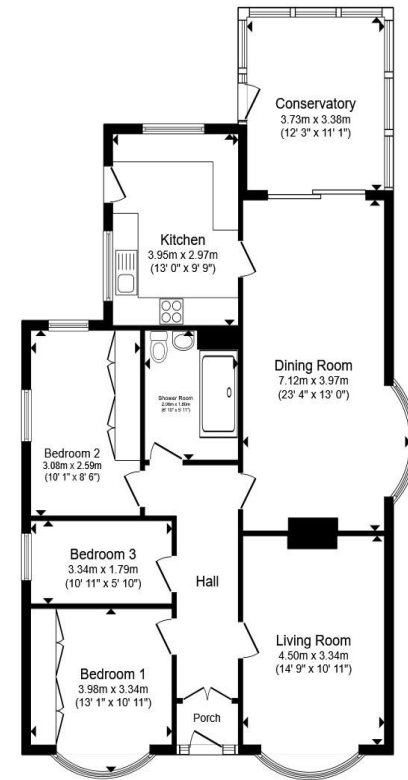
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£190,000**



Total floor area 112.9 m<sup>2</sup> (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
MAR111457 - 0002

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