

## GALLOWAY SANDS, ACKLAM, MIDDLESBROUGH, TS5 8UR



- ▲ Well Presented & Updated Terrace House with Two Double Bedrooms
- ▲ A Perfect Starting Point for Young Families & First Time Buyers
- ▲ Sensibly Priced & Very Easy to Move Straight Into
- ▲ Detached Garage & Gardens to the Front & Rear
- ▲ Westerly Facing Rear Garden
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with Combi Boiler
- ▲ Lounge, Garden Room & Kitchen/Breakfast with Modern Style Units
- ▲ Bathroom with a Smart Modern White Suite

**Offers Over £145,000**

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A perfect starting point for young families or first time buyers. This well presented, and updated mid terrace house with three bedrooms has a westerly facing rear garden and overlooks a greenfield.

It has the advantage of a detached garage, UPVC double glazed windows and exterior doors, gas central heating with combi boiler and boarded loft room with carpet and power for further storage.

Very briefly, the accommodation comprises brick-built porch, large lounge, kitchen/breakfast room with modern style units, downstairs WC and garden room with Velux window.

The first floor has two double bedrooms and bathroom with a modern white three piece suite.

Outside, there is a pedestrianised frontage with garden and smart enclosed rear garden with a large patio area.

**TO VIEW:** Tel: 01642 254222  
64-66 Borough Road, Middlesbrough, TS1 2JH

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## GALLOWAY SANDS, TS5 8UR

### BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

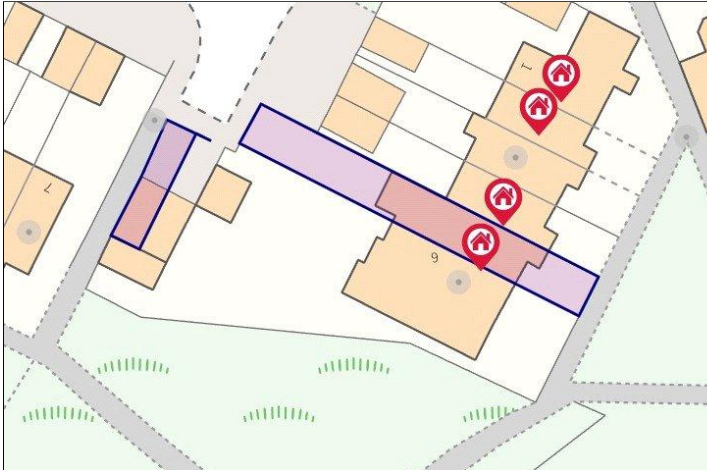
**AGENTS REF:** - MH/LS/RED260408/29062026

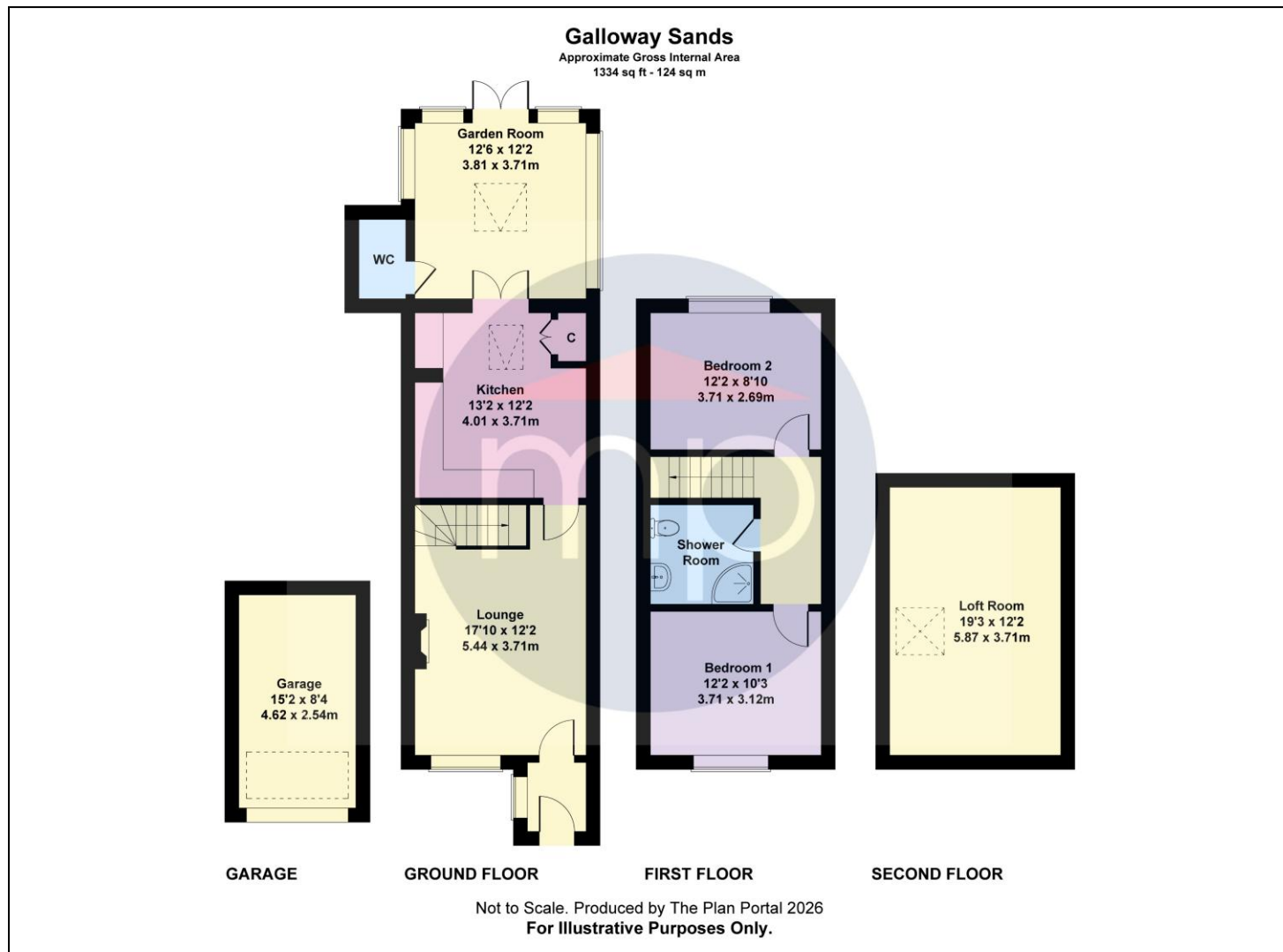
**Council Tax Band:** B      **Tenure:** Freehold

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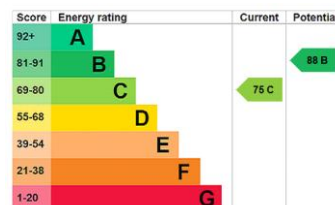


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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