

CLAYDON AVENUE, ACKLAM GARDENS, MIDDLESBROUGH, TS5 4NP



- ▲ Very Modern 'Gleeson' Built Semi Detached House on the Popular Acklam Gardens Development
- ▲ Converted Garage
- ▲ Nicely Positioned with the Bonus of a Large Rear Garden
- ▲ Perfectly Suited to Both Young Families & First Time Buyers Alike
- ▲ Off Street Parking for a Couple of Cars
- ▲ Brand New in 2018 and a Couple of Years Still Remaining on NHBC Builders Warranty
- ▲ Lounge, Kitchen/Diner with Smart Modern Units & Handy Downstairs Toilet
- ▲ Central Heating with a Combi Boiler & UPVC Double Glazing

£162,500

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This very modern 'Gleeson' built semi-detached house on the popular Acklam Gardens development is absolutely perfect for a young family or first time buyer. Featuring a garage conversion offering another usable living space on the ground floor with a separate area ideal for creating a utility room.

Brand new in 2018, it still has a couple of years remaining on the NHBC builders' warranty and is very pleasantly positioned with a large rear garden.

Other notable attractions include a large driveway, UPVC double glazing, stylish kitchen, modern bathroom, composite front door, and central heating with a combi boiler. As you'd expect from such a new place, the fixtures and fittings are bang up to date.

Comprising entrance hall, WC, lounge and kitchen/diner with smart modern high gloss style cabinets. The first floor has three bedrooms and family bathroom with a modern white suite.

GROUND FLOOR

ENTRANCE HALL

White composite entrance door, radiator and staircase to the first floor.

LOUNGE - 3m x 4.6m (9'10" x 15'1")

With radiator.

KITCHEN - 4m x 2.3m (13'1" x 7'7")

With white high gloss wall, drawer, and floor units, roll edge worktop, electric oven, four gas hob with splashback tiles and integrated extractor fan, stainless steel sink with mixer tap, space for f fridge freezer and washing machine, radiator, extractor fan and UPVC patio door to the rear garden.

RECEPTION ROOM - 4.3m x 2.7m (14'1" x 8'10")

With connecting door to ...

UTILITY ROOM - 1m x 2.7m (3'3" x 8'10")

With door to the rear garden.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE - 5.2m x 2.7m (17'1" x 8'10")

With radiator.

BEDROOM TWO - 4m x 3.5m (13'1" x 11'6")

With radiator.

BEDROOM THREE - 3.5m x 2.1m (11'6" x 6'11")

With radiator.

BATHROOM - 1.9m x 1.8m (6'3" x 5'11")

With close coupled WC, pedestal wash hand basin, bath, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN

To the front there is off street parking for multiple cars and to the rear there is a fence enclosed garden with lawn and patio.

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AGENTS REF: - TM/LS/MID260275/03062026

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

TO VIEW: Contact our Middlesbrough office on

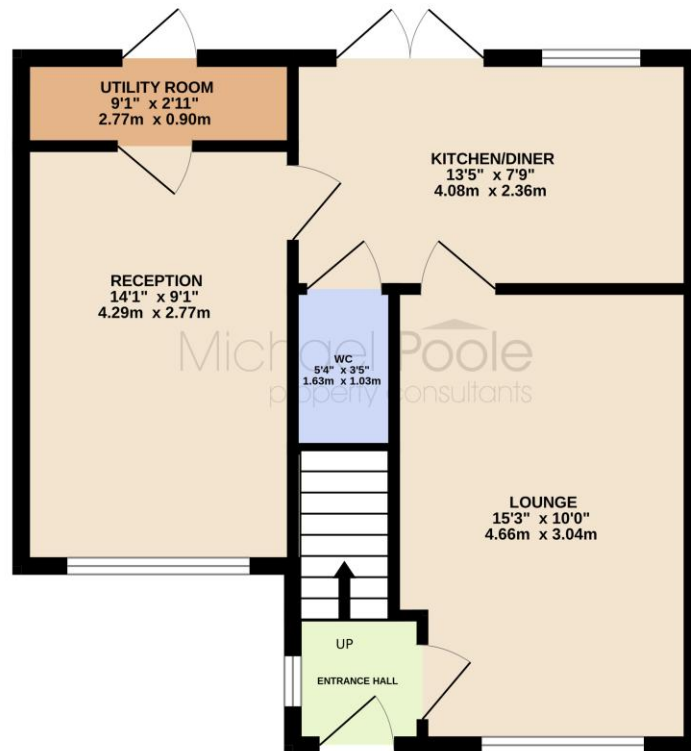
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GROUND FLOOR



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