

DUXFORD ROAD, ACKLAM GARDENS, MIDDLESBROUGH, TS5 4GN



- ▲ Very Modern Three Storey Home on The Popular Acklam Gardens Development
- ▲ Perfectly Suited to Both Young Families & First Time Buyers Alike
- ▲ Three Roomy Bedrooms, Master Bedroom with a Shower Room En-Suite & Walk-In Wardrobe

- ▲ Driveway & Detached Single Garage
- ▲ Refitted Kitchen with Smart Modern Units, Fitted Appliances & Handy Downstairs Toilet
- ▲ Central Heating with a Combi Boiler, UPVC Double Glazing & Composite Front Door

£170,000

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This very modern home on the popular Acklam Gardens development is absolutely perfect for a young family or first time buyer.

With the advantage of a landscaped rear garden and other notable attractions including a detached single garage, driveway, UPVC double glazing, composite front door, and central heating with a combi boiler. As you'd expect from such a lovely home, the fixtures and fittings are bang up to date. The kitchen was refitted only recently with lovely units and integrated appliances. There is also a handy ground floor WC.

Comprising entrance hall, lounge, kitchen with smart modern cabinets and a handy downstairs toilet. The first floor has two good size bedrooms and family bathroom with a modern white suite. The master bedroom with a shower room en-suite and walk in wardrobe is on the top floor. Externally there is a landscaped rear garden with access to the driveway and single garage.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door and staircase to the first floor.

LOUNGE/DINER

With UPVC patio door to the rear garden.

KITCHEN

With blue handleless wall, drawer, and floor units, marble effect worktop, electric oven, five ring induction hob with splashback and integrated extractor fan, integrated microwave, integrated washing machine, integrated fridge freezer and sink unit.

WC

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

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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FIRST FLOOR

LANDING

With stairs leading to the second floor.

BEDROOM TWO

BEDROOM THREE

BATHROOM

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

SECOND FLOOR

LANDING AREA

BEDROOM ONE

With open walk-in wardrobe.

EN-SUITE

With close coupled WC, pedestal wash hand basin, double shower cubicle, chrome towel radiator, skylight and extractor fan.

EXTERNALLY

GARDENS, PARKING & GARAGE

To the rear there is a landscaped garden with lawn, decking and access to the driveway and single garage.

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AGENTS REF: - TM/LS/MID260357/04082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on

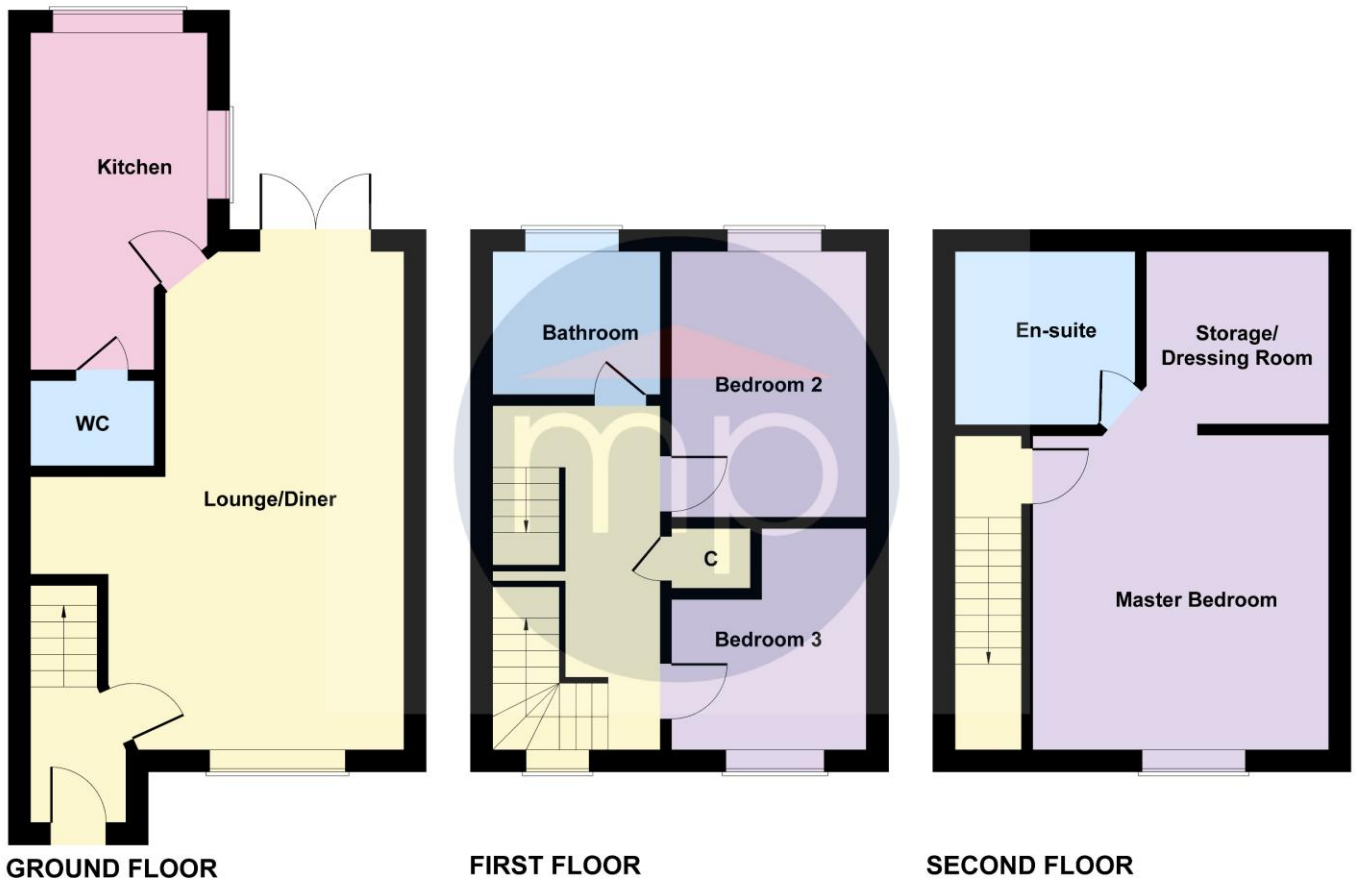
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22 Duxford Road



Not to Scale. Produced by The Plan Portal 2026
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