



## 4 Greatham Close

Acklam, Middlesbrough, TS5 8JY

**Offers over £165,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Beautifully Presented And Fully Upgraded Two Bedroom Home Is Situated Within A Highly Sought After Residential Location Of Middlesbrough And Is Ready To Move Straight Into.



**Full Description**

Having Undergone Significant Improvements Including A Full Rewire, New Boiler And Radiators, Alongside A Stylish New Kitchen With Integrated Appliances, The Property Offers Modern, Efficient And Low Maintenance Living Throughout.

Upon Entering The Property, You Are Welcomed Into A Central Hallway Providing Access To The Main Living Accommodation.

The Heart Of The Home Is The Spacious Lounge/Diner, A Bright And Versatile Open Plan Space Ideal For Both Relaxing And Entertaining.

The Recently Fitted Kitchen Has Been Finished To A High Standard And Features Integrated Appliances And Modern Units, Providing Both Style And Practicality.

The Property Offers Two Well Proportioned Bedrooms, Both Benefiting From Fitted Storage, Alongside A Modern Family Bathroom.

Externally, The Property Continues To Impress. To The Front Is A Long Driveway Providing Ample Off Road Parking For Multiple Vehicles, Leading To A Detached Garage, Ideal For Storage Or Secure Parking.

To The Rear Is A Private South Facing Garden, Offering A High Degree Of Privacy And Enjoying Sunlight Throughout The Day. The Garden Is Of A Good Size And Features A Patio Seating Area, Perfect For Outdoor Dining And Entertaining.

Situated Within A Popular And Convenient Location Close To Local Amenities, Schools And Excellent Transport Links, This Property Represents A Fantastic Opportunity To Purchase A Home That Is Truly Ready To Move Into.

**Location**

Situated In A Popular Residential Area Of Acklam, Middlesbrough, This Property Enjoys A Quiet Cul-De-Sac Setting Ideal For Families And Professionals. Local Shops And Everyday Amenities Are Approximately 0.5 Miles Away (Around A 10 Minute Walk).

Acklam Retail Park Is Around 1 Mile Away (Approximately A 4-5 Minute Drive), Offering A Range Of Shops, Supermarkets And Food Outlets. Middlesbrough Town Centre Is Approximately 2.5 Miles Away (Around A 8-10 Minute Drive) With A Wide Selection Of Shops, Restaurants And Leisure Facilities.

The Property Benefits From Excellent Transport Links, With Easy Access To The A19 And A66, Making Travel To Stockton, Darlington And Surrounding Areas Straightforward. Overall, This Is A Well-Connected And Desirable Residential Location.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

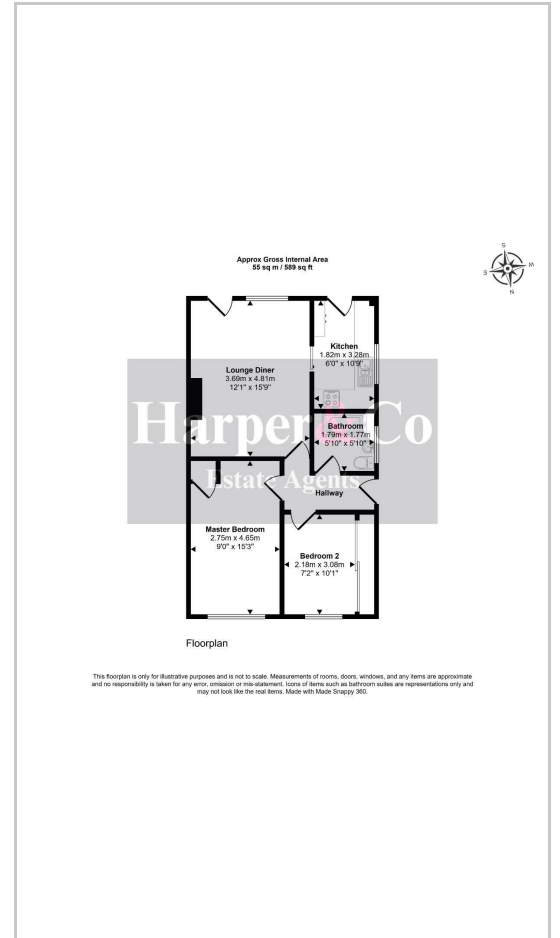
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

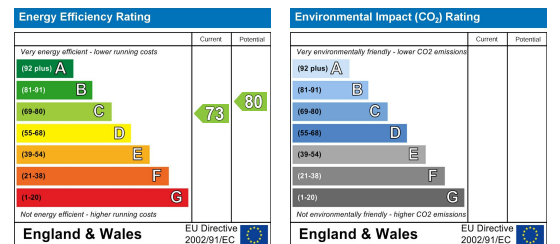
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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