

ACKLAM ROAD, ACKLAM, MIDDLESBROUGH, TS5 7HB



- ▲ Superb Three Double Bedroom Family Home
- ▲ Stylish Bathroom with A Separate WC
- ▲ Walking Distance of Some Good Schooling for Both Primary & Secondary
- ▲ Three Reception Rooms
- ▲ Offers Ample Living Space Over Both Floors
- ▲ Bespoke Front Door
- ▲ Easy Access to The A19/A66 As Well As Local Amenities
- ▲ UPVC Double Glazed Windows & Gas Central Heating
- ▲ Plenty of Parking on A Block Paved Driveway & Single Garage

£315,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Sure to be of interest to couples and families, this three double bedroom semi-detached family home offers ample living space over both floors.

Notable features include plenty of parking on a block paved driveway, single garage, three double bedrooms, three reception rooms, modern kitchen, stylish bathroom, large and lovely hallway with bespoke front door, UPVC double glazed windows, large rear garden with lawn and patio and gas central heating.

Location wise, it is within walking distance of some good schooling for both primary and secondary and there is easy access to the A19/A66 as well as local amenities.

The property comprises entrance porch, hallway, lounge, dining room, breakfast room and kitchen. On the first floor there are three bedrooms and a bathroom with a separate WC. Externally there is off street parking to the front for multiple cars and to the rear there is a private garden with lawn, patio and access for the garage.

GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - Solid hardwood bespoke made door, radiator, staircase to the first floor, solid wood flooring and storage cupboard.

LOUNGE - 4.8m x 4.4m (15'9" x 14'5")
With radiator, gas fire and solid wood flooring.

DINING ROOM - 4.9m x 4m (16'1" x 13'1")
With radiator, gas fire and UPVC door to the rear garden.

BREAKFAST ROOM - 3.5m x 3m (11'6" x 9'10")
With radiator.

KITCHEN - 4.9m x 2.9m (16'1" x 9'6")
With white wall, drawer, and floor units, woodgrain wood block worktop, six ring gas cooker with stainless steel splashback and stainless steel extractor fan, sink unit, space for fridge freezer and washing machine, radiator, tiled flooring and UPVC door to the rear garden.

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

www.michaelpoole.co.uk



ACKLAM ROAD, TS5 7HB

FIRST FLOOR

LANDING - With loft access and storage cupboard.

BEDROOM ONE - 4.9m x 3.3m (16'1" x 10'10")
With radiator and fitted wardrobes with sliding doors.

BEDROOM TWO - 4m x 3.6m (13'1" x 11'10")
With radiator and storage cupboard.

BEDROOM THREE - 3m x 2.7m (9'10" x 8'10")
With radiator.

BATHROOM - 2.8m x 1.8m (9'2" x 5'11")
Comprising vanity wash hand basin with mixer tap, corner shower, bath, splashback tiles, tiled flooring, towel radiator and spotlights in the ceiling.

SEPARATE WC - 1.3m x 0.8m (4'3" x 2'7")
Comprising close coupled WC, part tiled walls and tiled floor.

EXTERNALLY

PARKING, GARDEN & GARAGE - To the front there is off street parking for multiple cars on a block paved driveway and to the rear there is a fence enclosed garden with lawn, patio and access to the single garage. To the rear of the garage there is a good size separate workshop/storage space.

AGENTS REF: - TM/LS/MID260229/07052026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Middlesbrough office on
Tel: **01642 254222**



ACKLAM ROAD, TS5 7HB

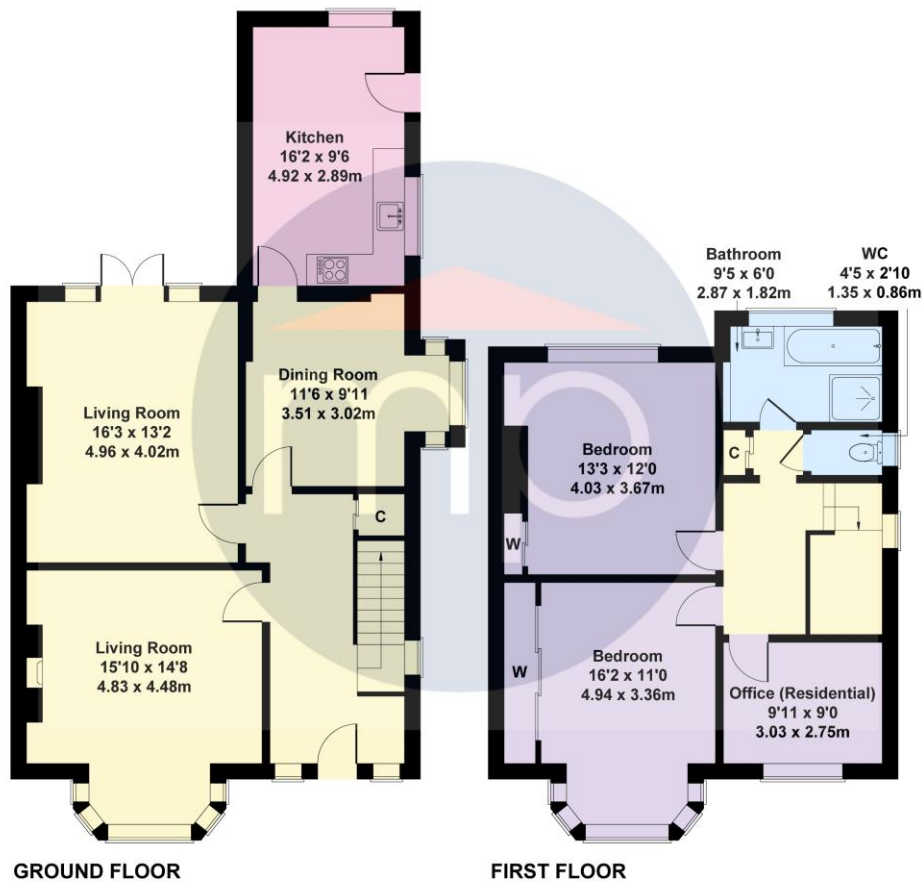


ACKLAM ROAD, TS5 7HB



421 Acklam Road

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions