

MINSTERLEY DRIVE, ACKLAM, MIDDLESBROUGH, TS5 8QU



- ▲ Ideal for a Range of Buyers from Young Couples & Growing Families
- ▲ Chain Free Sale
- ▲ Stone's Throw from Good Secondary Schooling & Local Shops
- ▲ Recently Installed Bathroom with a Modern Four Piece Suite
- ▲ UPVC Double Glazed Windows & UPVC Exterior Doors
- ▲ Private South Facing Rear Garden
- ▲ Great Access Links onto the A19/A174
- ▲ Handy Ground Floor WC
- ▲ Gas Central Heating with a Quality Baxi Combi Boiler

£215,000

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Ideal for a range of buyers from first time buyers to young couples.

Notable features include off street parking, gas central heating with a Quality Baxi combi boiler, bathroom with a four-piece suite, sperate lounge and dining room, handy ground floor WC, UPVC double glazed windows, stone's throw from good secondary schooling, private south facing rear garden with a lawn and patio and there is great access links straight onto the A19/A174!

The property comprises entrance hall, lounge, dining room, kitchen and WC. On the first floor there are three bedrooms and a bathroom with a four-piece suite. Externally there is off street parking to the front and a private rear garden overlooking the school fields.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, radiator, staircase to the first floor and storage cupboard.

LOUNGE - 4.1m x 3.6m (13'5" x 11'10")

With radiator and woodgrain effect laminate flooring.

DINING ROOM - 4.2m x 3.2m (13'9" x 10'6")

With radiator.

KITCHEN - 5.3m x 2.6m (17'5" x 8'6")

With white wall, drawer, and floor units, roll edge worktop, electric oven, four ring gas hob with splashback and extractor fan, one and a half bowl sink unit with mixer tap, space for fridge freezer and washing machine, radiator, pantry cupboard and woodgrain effect laminate flooring.

WC - 1.3m x 0.8m (4'3" x 2'7")

Comprising close coupled WC.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.1m x 3.8m (13'5" x 12'6")

With radiator.

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BEDROOM TWO - 3.6m x 3.2m (11'10" x 10'6")

With radiator.

BEDROOM THREE - 2.3m x 2m (7'7" x 6'7")

With radiator.

BATHROOM

Comprising close coupled WC, vanity wash hand basin with mixer tap, bath, corner shower, chrome towel radiator, wood block effect lino flooring, cladded walls, spotlights in the ceiling and loft access.

EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is off street parking for multiple cars on the driveway leading to the detached garage and there is a neat lawned garden. To the rear there is a fence enclosed south facing garden with lawn and patio.

AGENTS REF: - TM/LS/MID240757/29052025

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

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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



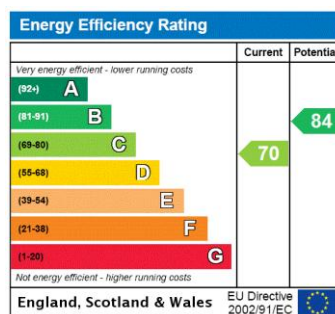
1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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