GowlandWhite



Heythrop Drive, Acklam, Middlesbrough, TS5 8QN

Offered to the market with NO ONWARD CHAIN, this well presented and extended three bedroom semi-detached home provides spacious and versatile accommodation, making it an ideal purchase for families and first time buyers. Situated in the highly sought-after Acklam area of Middlesbrough, the property enjoys a well established residential setting, with a wide range of local shops, supermarkets and everyday amenities close by. Well regarded schools are within easy reach, while excellent transport links provide convenient access to Middlesbrough Town Centre, James Cook University Hospital, Teesside University, and the A19 and A66, making it an excellent location for commuters.

The accommodation briefly comprises an inviting entrance hall, two generous reception rooms, including a bright and welcoming lounge with a bay window and attractive feature fireplace, together with a separate dining room featuring French doors and opening into the extended modern fitted kitchen, fitted with contemporary high-gloss wall and base units, integrated appliances and ample worktop space.

To the first floor are three well-proportioned bedrooms and a stylish four-piece family bathroom, complete with a separate bath and shower.

Further benefits include double glazing, gas central heating and a driveway providing off-street parking.

Externally, the property enjoys gardens to both the front and rear. The rear garden is predominantly laid to lawn with a patio and decking area, providing an ideal space for outdoor dining, entertaining or simply relaxing.

Early viewing is highly recommended to fully appreciate the space, presentation and excellent location this fantastic home has to offer.

£209,995

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HALLWAY

LOUNGE
13'5" x 12'1" (4.09m x 3.68m)

KITCHEN
10'2" x 8'5" (3.10m x 2.57m)

DINING ROOM
18'8" x 11'8" (5.69m x 3.56m)

LANDING

BEDROOM ONE
13'7" x 10'7" (4.14m x 3.23m)

BEDROOM TWO
11'8" x 10'9" (3.56m x 3.28m)

BEDROOM THREE
7'8" x 7'1" (2.34m x 2.16m)

BATHROOM
8'5" x 7'8" (2.57m x 2.34m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.













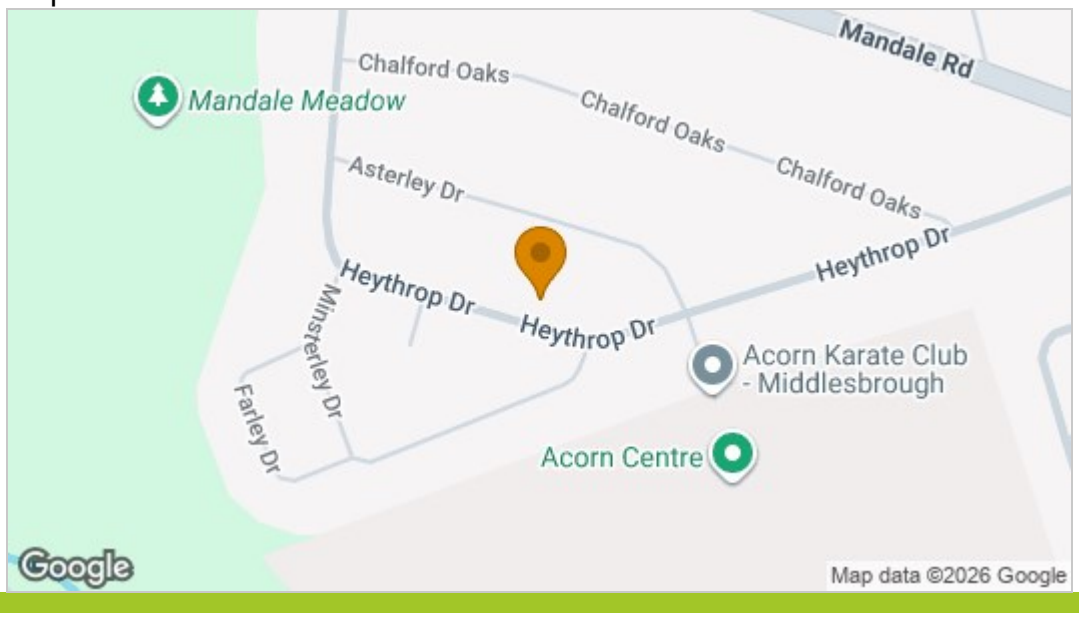




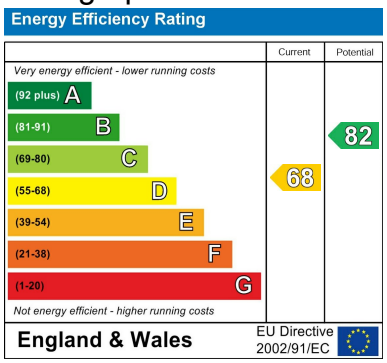




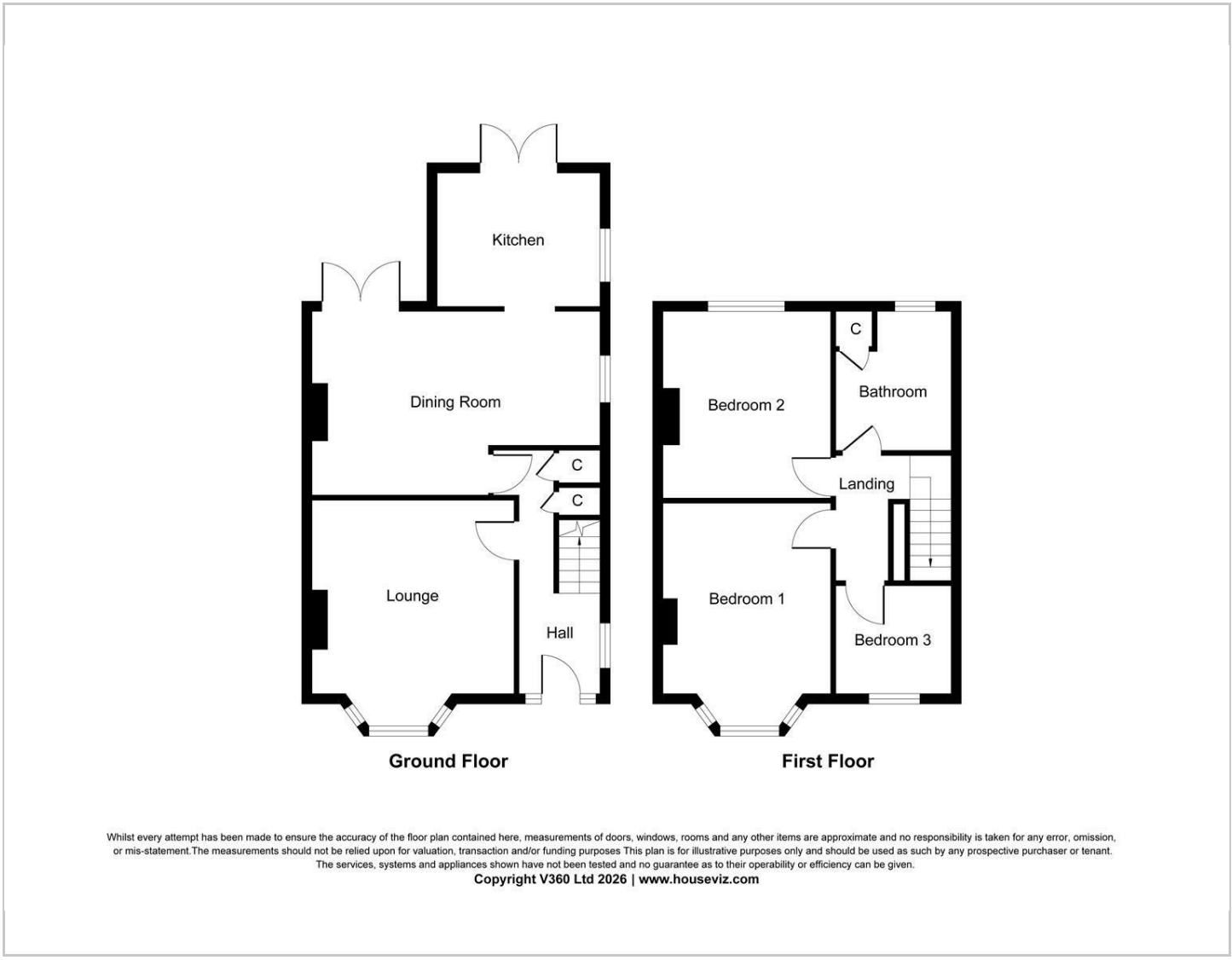

Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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