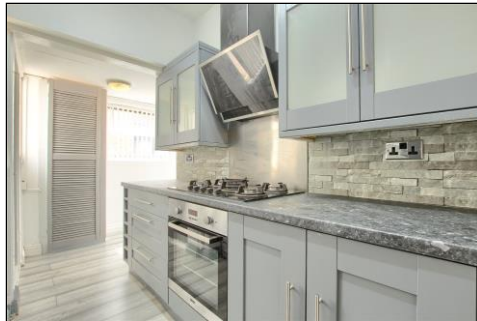


LUNEDALE AVENUE, ACKLAM, MIDDLESBROUGH, TS5 7LA



- ▲ A Refreshed Three Bedroom Detached Bungalow
- ▲ Off Street Parking & 26ft Detached Garage
- ▲ Master Bedroom with En-Suite

- ▲ Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows
- ▲ Modern Stylish Kitchen

£215,000

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A refreshed three bedroom detached bungalow with a 26ft detached garage, off street parking, master bedroom with en-suite, central heating system with a combi boiler, UPVC double glazed windows and modern stylish kitchen.

GROUND FLOOR

ENTRANCE VESTIBULE - 1.24m x 0.76m (4'1" x 2'6")
With composite entrance door leading to hallway.

HALLWAY

LOUNGE - 3.89m x 3.73m (12'9" x 12'3")
With radiator.

KITCHEN - 3.96m (13') (max) reducing to 0.97m (3'2") x 2.67m (8'9") reducing to 2.13m (7')

Modern shaker design kitchen with wall, drawer, and floor units, electric oven, five ring gas hob with stainless steel splashback and extractor fan, space for washing machine and fridge freezer, UPVC door to the sunroom, UPVC door to the rear garden, and woodgrain effect lino flooring.

SUNROOM - 4.72m x 2.03m (15'6" x 6'8")
With UPVC door to the rear garden.

BEDROOM ONE - 3.25m x 3.2m (10'8" x 10'6")
With radiator and door to the en-suite.

EN-SUITE - 0.74m x 2.54m (2'5" x 8'4")

With close coupled WC, vanity wash hand basin with mixer tap, shower cubicle, and clad walls.

BEDROOM TWO - 3.12m x 3.8m (10'3" x 12'6")
With radiator and built-in storage cupboard.

BEDROOM THREE - 2.62m x 2.97m (8'7" x 9'9")
With radiator.

SHOWER ROOM - 1.68m x 1.65m (5'6" x 5'5")

Comprising walk-in shower, vanity wash hand basin with mixer tap, and chrome towel radiator.

WC - 1.1m x 0.7m (3'7" x 2'4")
With close coupled WC.

TO VIEW: Tel: 01642 254222
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EXTERNALLY

PARKING & GARAGE

The property sits on a corner plot with off street parking and a 26ft garage.

GARDEN

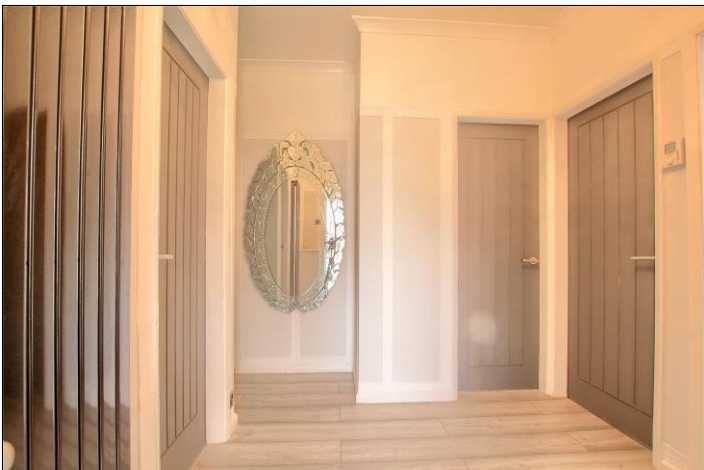
Small fence enclosed rear garden with decking and lawn.

AGENTS REF: - TM/LS/MID230377/19072023

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

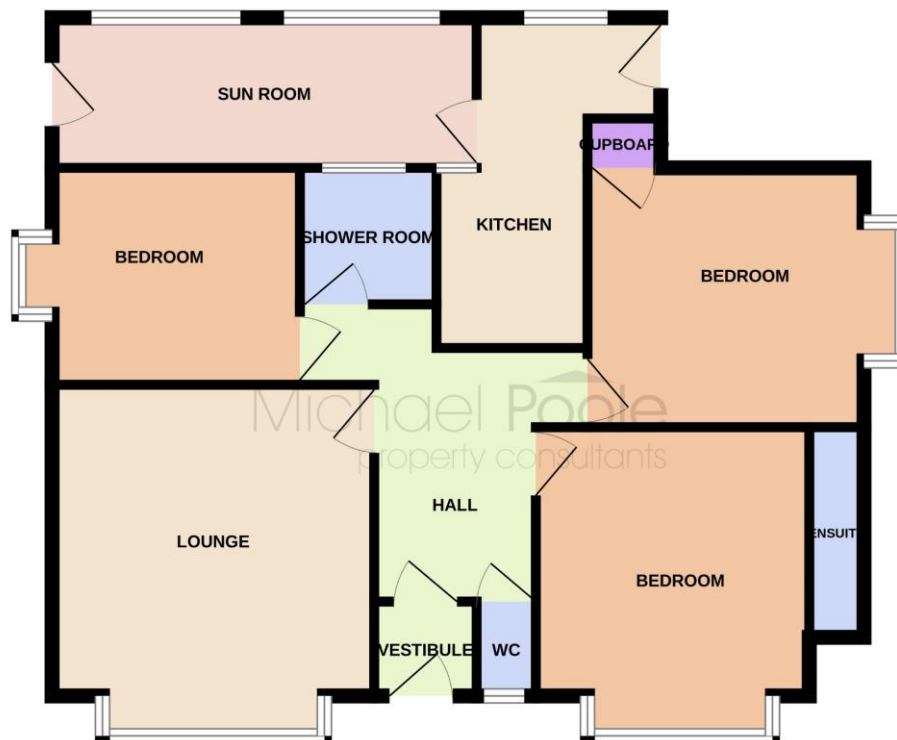
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LUNEDALE AVENUE, TS5 7LA





TOTAL FLOOR AREA: 842 sq. ft. (78.3 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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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