



Church Lane, Acklam, TS5 7EB

Offers In Region Of £215,000



## Church Lane, Acklam, TS5 7EB

Enjoying such a pleasant setting, in the highly regarded and rarely available Church Lane - with its family friendly 20mph zone - this three bedroom semi-detached house has a welcoming feel and a well-designed flow that offers the perfect opportunity for you just to move in or to make additional updates, and design spaces for the way you live. The accommodation is bright, airy and spacious, with great storage, two reception rooms, generous gardens and excellent potential. Being close to Tees Valley Hospital (less than half a mile away), St Mary's Church, Green Lane Primary Academy and the amenities of Acklam Road this is another fine property from Kathryn Barr Estate Agents that is ideal for professionals, families or those looking to downsize.

### Description

#### Entrance Porch

Welcoming porch, ideal for wet shoes and boots, with tiled flooring and glazed door with side panel leading into the hall.

#### Hallway

An unusually spacious hallway, with room for furniture, and with stairs to the first floor. Doors to all ground floor rooms and to the cloaks' cupboard – another spacious and useful area with understairs storage.

#### Living Room

A bright and airy room featuring a large front-facing window, coving to the ceiling, and a tiled feature fireplace with hearth and gas flame fire.

#### Dining Room

Well positioned, with coving to the ceiling and glazed sliding doors - leading directly to the garden, and offering a lovely space for indoor/outdoor living, everyday dining and entertaining.





## Kitchen

A well thought out design, with a large window overlooking the rear garden, a good run of workspace, part-tiled walls, laminate flooring and fitted with a comprehensive range of wall and base units with stainless steel sink. There are spaces for a fridge-freezer, washing machine and oven and the bonus of a serving hatch to the dining room. Glazed door leading to the driveway at the side.

## First Floor Landing

With window, doors to all rooms and access to a partially boarded loft.

## Master Bedroom

A double bedroom with fitted wardrobes and dressing table, enjoying views over the rear garden.

## Bedroom Two

Another double bedroom with fitted wardrobes and a large front facing window overlooking the garden.

**Bedroom Three** - A single bedroom, also with fitted wardrobes, and front facing window.

**Bathroom** - Featuring a large walk-in shower with glass screen, panelled walls and ceiling, pedestal wash basin, mirrored cabinet, built-in cupboard housing boiler, and frosted rear window

## Separate W/C

With fully tiled walls, laminate flooring and side aspect window.





## Externally - Front Garden

Neat and well-maintained lawned garden with raised bed. Fenced and walled boundaries. Spacious driveway providing ample off-road parking for multiple vehicles and leading to a single brick-built detached garage, complete with side window, up-and-over door, power and lighting.

**Rear Garden** - A fully enclosed rear garden, mainly laid to lawn, with raised gravelled area, mature shrubs and established borders – an excellent space for families, gardening enthusiasts and outdoor relaxation.

## Location and Amenities

Acklam is known for its family friendly atmosphere, excellent amenities and good connectivity. This lovely property is situated in one of its very best locations, in a family friendly, 20mph zone and yet close to a host of amenities.

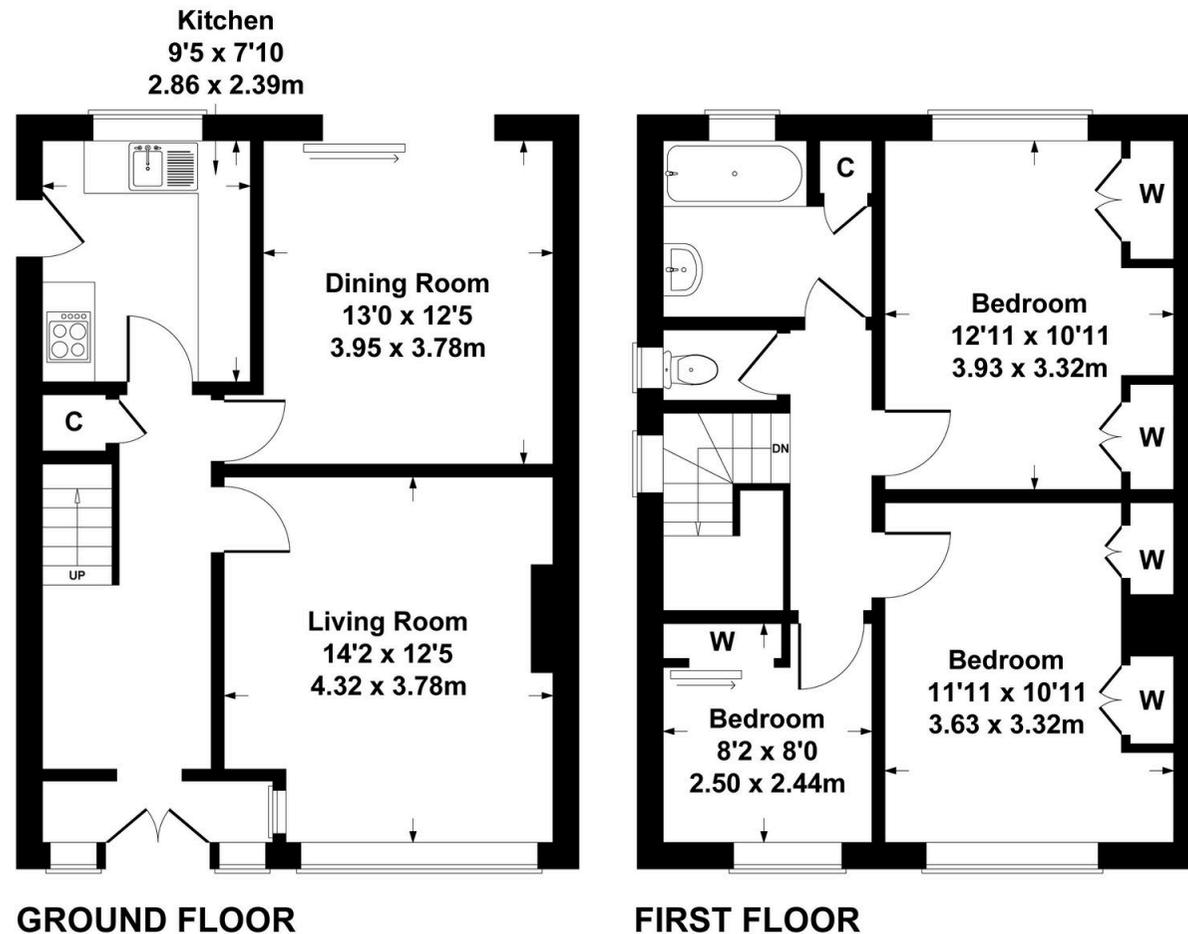
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# 34 Church Lane, Acklam, TS5 7EB

Approximate gross internal area

House - 94 sq m - 1012 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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