

22 Duxford Road, Middlesbrough

£165,000

Michael Poole
SALES · LETTINGS · AUCTIONS



22 Duxford Road

Middlesbrough

This Very Modern Home with Three Roomy Bedrooms & Two Bath/Shower Rooms & Has the Bonus of a Landscaped Rear Garden, Detached Single Garage, New Kitchen and Top Floor Master Bedroom with An En Suite.

- Very Modern Three Storey Home on The Popular Acklam Green Development
- Perfectly Suited to Both Young Families & First Time Buyers Alike
- Three Roomy Bedrooms, Master Bedroom with a Shower Room En-Suite & Walk-In Wardrobe
- Driveway & Detached Single Garage
- Refitted Kitchen with Smart Modern Units, Fitted Appliances & Handy Downstairs Toilet
- Central Heating, UPVC Double Glazing & Composite Front Door

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Middlesbrough

This very modern home on the popular Acklam Green development is absolutely perfect for a young family or first time buyer.

With the advantage of a landscaped rear garden and other notable attractions including a detached single garage, driveway, UPVC double glazing, composite front door, and central heating.

As you'd expect from such a lovely home, the fixtures and fittings are bang up to date. The kitchen was refitted only recently with lovely units and integrated appliances. There is also a handy ground floor WC.

Comprising entrance hall, lounge, kitchen with smart modern cabinets and a handy downstairs toilet.

The first floor has two good size bedrooms and family bathroom with a modern white suite. The master bedroom with a shower room en-suite and walk in wardrobe is on the top floor.

Externally there is a landscaped rear garden with access to the driveway and single garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:











GROUND FLOOR

Entrance Hall
With composite entrance door and staircase to the first floor.

Lounge/Diner
With UPVC patio door to the rear garden.

Kitchen
With blue handleless wall, drawer, and floor units, marble effect worktop, electric oven, five ring induction hob with splashback and integrated extractor fan, integrated microwave, integrated washing machine, integrated fridge freezer and sink unit.

WC
With close coupled WC, pedestal wash hand basin and extractor fan.

FIRST FLOOR

Landing
With stairs leading to the second floor.

Bedroom Two

Bedroom Three

Bathroom
With close coupled WC, pedestal wash hand basin, bath and extractor fan.

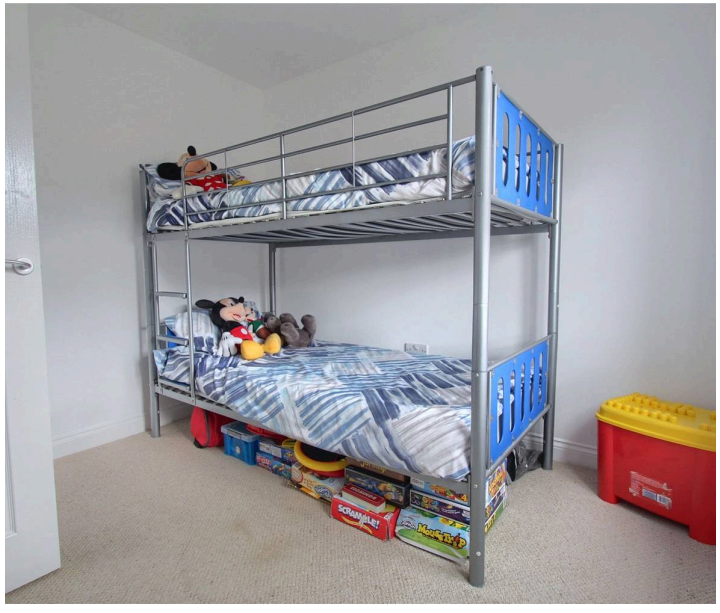
SECOND FLOOR

Landing Area

Bedroom One
With open walk-in wardrobe.





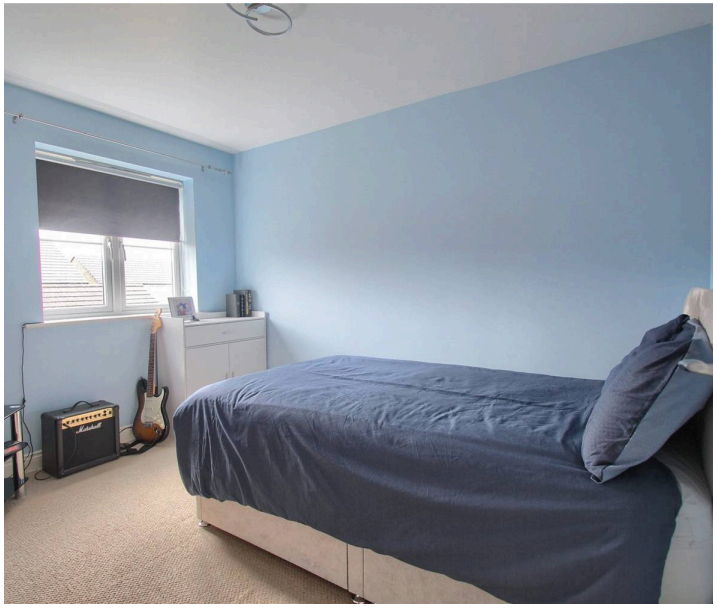


En-Suite
With close coupled WC, pedestal wash hand basin, double shower cubicle, chrome towel radiator, skylight and extractor fan.

Externally
To the rear there is a landscaped garden with lawn, decking and access to the driveway and single garage.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







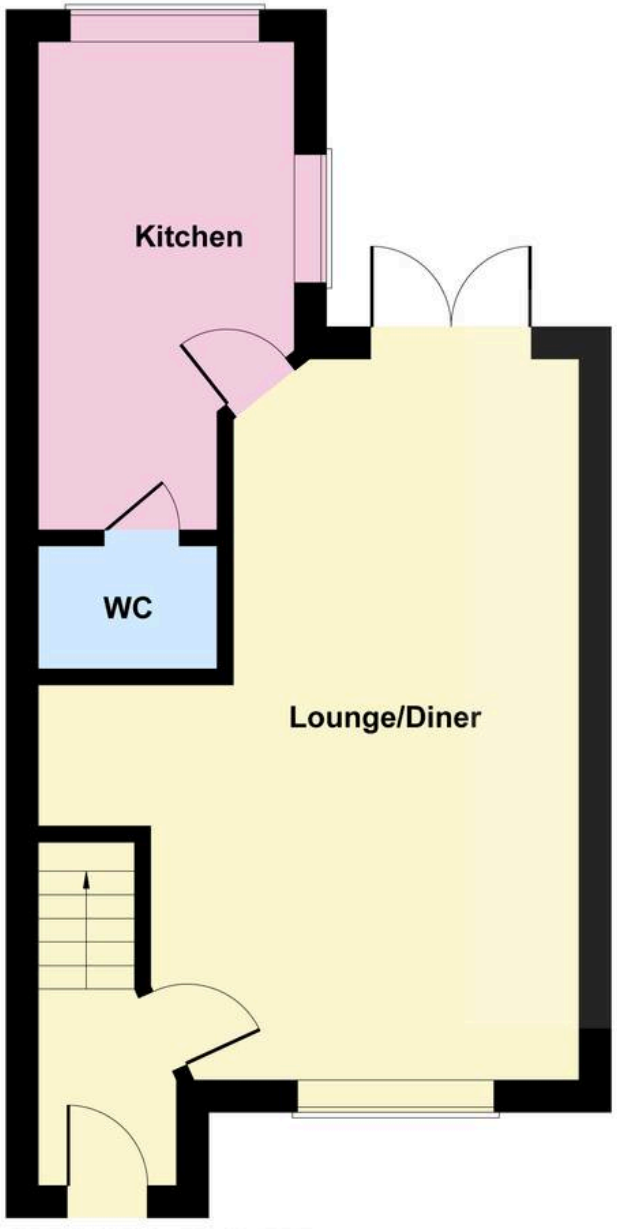




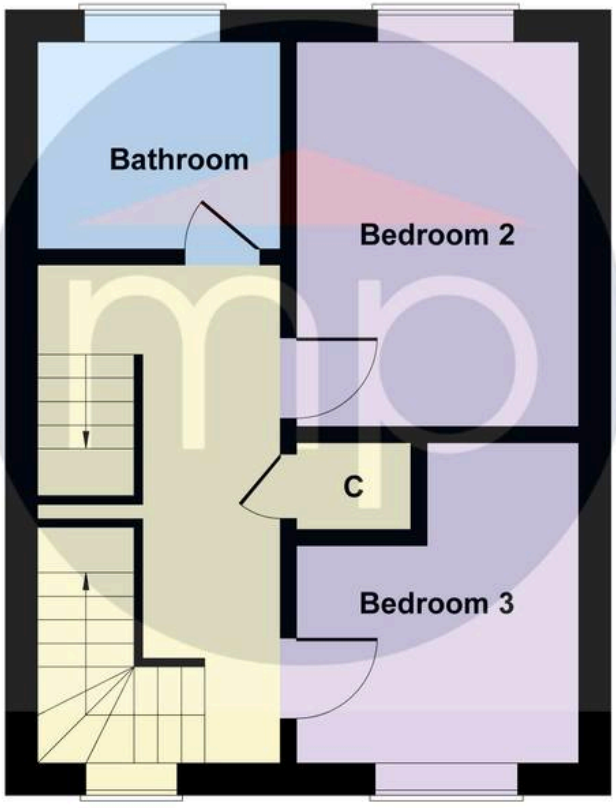



RENDER
ALARMS

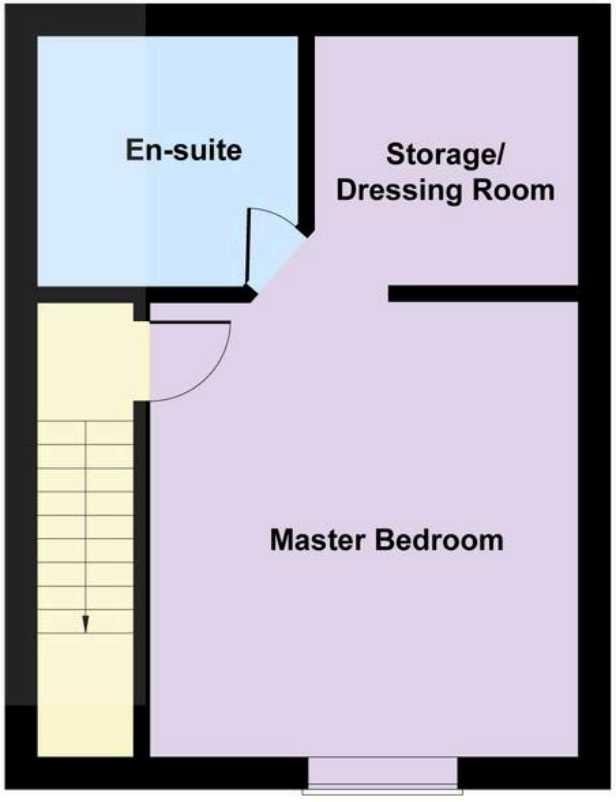
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GROUND FLOOR



FIRST FLOOR

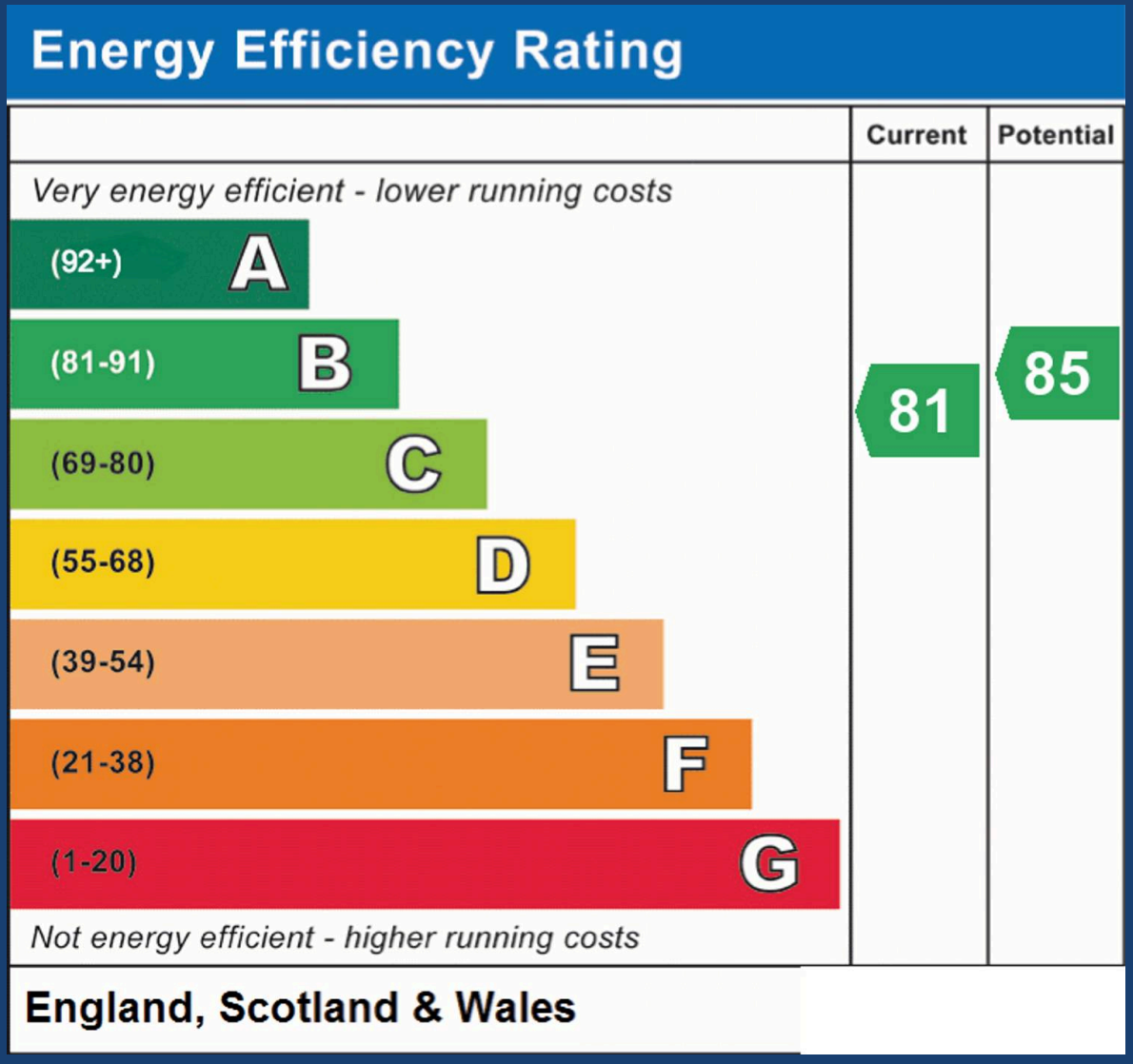


SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026

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