



15 Ullswater Avenue

Acklam, Middlesbrough, TS5 7DP

Offers over £185,000



A Beautifully Upgraded And Well Maintained Three Bedroom Semi Detached Home, Located In A Highly Sought After Area Of Middlesbrough. Featuring A Modern Interior, Spacious Living Areas, And A Private South West Facing Garden, This Property Is Ideal For Families Or Buyers Seeking A Stylish, Move In Ready Home.



Description

Situated On The Ever Popular Ullswater Avenue In Middlesbrough, This Impressive Three Bedroom Semi Detached Home Offers A Superb Blend Of Modern Living And Practical Design, With Numerous Upgrades Throughout.

Upon Arrival, The Property Immediately Impresses With Its Attractive Kerb Appeal, Featuring A Pattern Imprint Driveway Providing Off Street Parking For Two Vehicles, Along With A Secure And Stylish Composite Entrance Door.

Internally, The Home Is Presented To A High Standard, With Luxury Flooring Flowing Throughout And Complemented By High Quality Oak Internal Doors, Creating A Cohesive And Contemporary Feel. The Ground Floor Benefits From A Convenient WC, Ideal For Guests And Everyday Family Use.

The Heart Of The Home Is The Stylish Kitchen, Finished In White High Gloss Units And Complete With Durable Resin Worktops, Offering Both Practicality And Modern Aesthetics. To The Rear, A Spacious Dining Room Provides The Perfect Space For Entertaining, With French Doors Opening Out Onto The Garden, Allowing For Plenty Of Natural Light.

Upstairs, The Property Offers Three Well Proportioned Bedrooms And A Modern Bathroom Suite, Featuring A Sleek Vanity Unit And Enclosed Toilet For A Clean, Streamlined Finish.

Externally, The South West Facing Rear Garden Is A Standout Feature, Enjoying Sunlight Throughout The Day And Offering A Patio Area Ideal For Outdoor Seating, Along With Two Useful Storage Sheds.

Additional Benefits Include An Annually Serviced Gas Combi Boiler And An Enviro Vent Air Circulation System, Designed To Improve Air Quality And Prevent Condensation, Enhancing Comfort Within The Home.

This Property Is Ideally Located Close To Local Amenities, Schools, And Transport Links, Making It An Excellent Choice For A Wide Range Of Buyers.

Location

A Range Of Local Shops And Amenities Can Be Found Nearby At Acklam And Trimdon Avenue, With Larger Retail Facilities Available At Teesside Park Retail Complex, Offering Supermarkets, Restaurants And Leisure Options.

Public Transport Is Easily Accessible, With Regular Bus Routes Located Within A Short Walk Of The Property, Providing Direct Links To Middlesbrough Town Centre And Surrounding Areas.

The Property Falls Within The Catchment Area For Well Regarded Primary And Secondary Schools, Making It An Ideal Choice For Families.

For Commuters, The Property Benefits From Excellent Road Links, With Easy Access To The A19 And A66, Providing Convenient Routes Across Teesside And Beyond.

Distances And Travel Times

- Local Shops – Approximately 0.4 Miles – Around 8 Minute Walk Or 2 Minute Drive
- Bus Stops – Approximately 0.2 Miles – Around 4 Minute Walk
- Acklam Whin Primary School – Approximately 0.5 Miles – Around 10 Minute Walk Or 3 Minute Drive
- Outwood Academy Acklam – Approximately 0.7 Miles – Around 14 Minute Walk Or 4 Minute Drive
- Teesside Park Retail Park – Approximately 3 Miles – Around 8 Minute Drive
- Middlesbrough Town Centre – Approximately 2.5 Miles – Around 7 Minute Drive Or 15 Minutes By Bus
- A19 Road Link – Approximately 2 Miles – Around 5 Minute Drive
- A66 Road Link – Approximately 1.5 Miles – Around 4 Minute Drive

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

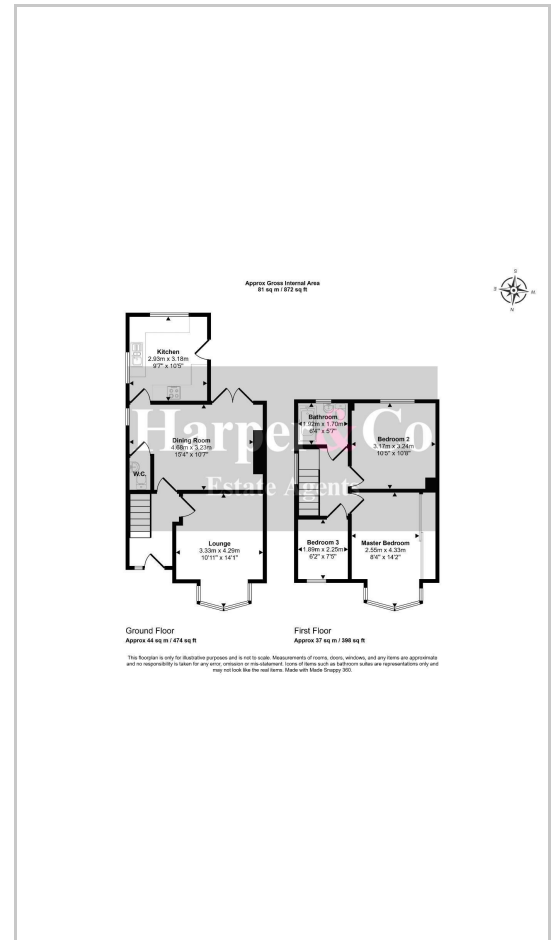
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

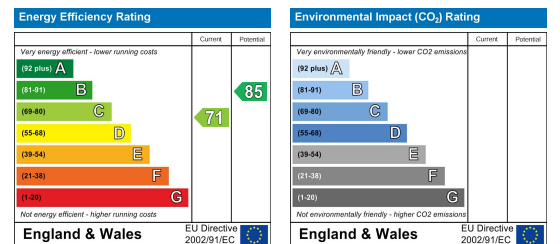
Area Map



Floor Plans



Energy Efficiency Graph



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.